

AGENDA OF THE UTAH STATE BUILDING BOARD

Monday, January 30, 2006
Judy Buffmire Rehabilitation Service Center
1595 West 500 South
Salt Lake City, Utah
10:00am

- (Action) 1. **Approval of Minutes of November 30, 2005**..... Tab 1
- (Information) 2. **Legislative Update** Tab 2
- (Action) 3. **Increase in Scope of University Hospital Expansion**.....
- (Information) 4. **State Buildings Energy Standard** Tab 3
- (Action) 5. **Reallocation of Capital Improvement Funds at Utah State University** Tab 4
- (Information) 6. **Administrative Reports** Tab 5
- University of Utah
 - Utah State University
- (Information) 7. **Administrative Reports for DFCM** Tab 6
- (Information) 8. **Other**
- Tour of the Judy Buffmire Rehabilitation Center if time allows

Notice of Special Accommodation During Public Meetings - In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Shannon Lofgreen 538-3261 (TDD 538-3260) at least three days prior to the meeting.

*This information and all other Utah State Building Board information
is available on DFCM web site at <http://buildingboard.utah.gov>*



Jon M. Huntsman, Jr.
Governor

Utah State Building Board

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Salt Lake City, Utah 84114
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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 30, 2006
Subject: **Approval of Minutes of November 30, 2005**

Attached for your review and approval are the meeting minutes of the Utah State Building Board meeting held on November 30, 2005.

FKS:sll

Attachment

Utah State Building Board



MEETING

November 30, 2005

MINUTES

Utah State Building Board Members in attendance:

Larry Jardine, Chair
Kerry Casaday, Vice-Chair
Steven Bankhead
Katherina Holzhauser
Manuel Torres
Mel Sowerby
Richard Ellis, Ex-Officio

DFCM and Guests in attendance:

Robert Franson	Division of Facilities Construction & Management
Kenneth Nye	Division of Facilities Construction & Management
Kent Beers	Division of Facilities Construction & Management
Shannon Lofgreen	Division of Facilities Construction & Management
Randa Bezzant	Governor's Office of Planning and Budget
Rex A. Hadley	Hill Air Force Base Museum
Bob Arnold	Hill Aerospace Museum
Bill Love	Hill Aerospace Museum
Rick Stock	Architectural Nexus
Barbara Bruno	Herman Miller
RoLynne Hendricks	VCBO Architecture
Chris Coutts	MHTN Architects
Jackie McGill	Spectrum Engineers
Michael Wollenzien	USOR
Todd Harber	Utah Schools for the Deaf and Blind
Greg Peay	Department of Corrections
Kim Wixon	Department of Health
Peggy Grusendorf	Department of Human Services
Werner Haidenthaller	Department of Workforce Services
Brent Peterson	Davis ATC
Paul Hacking	Uintah Basin ATC
Darrell Hart	Utah State University
David Besel	Utah State University
Bob Askerlund	Salt Lake Community College

Gordon Storrs	Salt Lake Community College
Val Peterson	Utah Valley State College
Jim Michaelis	Utah Valley State College
Kim Wirthlin	University of Utah
Mike Perez	University of Utah
Randall Funk	University of Utah
Mike Benson	Snow College

On Wednesday, November 30, 2005, the Utah State Building Board held a regularly scheduled meeting in W125 of the Utah State Capitol Complex, Salt Lake City, Utah. Chair Larry Jardine called the meeting to order at 9:05am.

☐ **APPROVAL OF MINUTES OF SEPTEMBER 16 AND OCTOBER 20, 2005**

Chair Jardine sought a motion on the joint meeting minutes of September 16, 2005, between the Building Board and Utah State Board of Regents.

MOTION: Motion to approve the joint meeting minutes of September 16, 2005, was made by Vice Chair Kerry Casaday. The motion was seconded by Katherina Holzhauser and passed unanimously.

MOTION: Steve Bankhead moved to approve the meeting minutes of October 20, 2005. The motion was seconded by Vice Chair Kerry Casaday and passed unanimously.

Chair Jardine excused D'Arcy Dixon Pignanelli and Representative Gregg Buxton from the meeting.

Keith Stepan introduced Robert Franson as the new Assistant Director over construction for DFCM. He will oversee the capital development and capital improvement sections in DFCM. He comes from the Department of Natural Resources and has an extensive background in construction.

Kenneth Nye will remain as the Director of Government Affairs. He will continue to work on the legislative efforts with the Building Board and special projects. Kent Beers will be the Director over Planning and Development. He will help to appropriate the funding for capital development and capital improvement projects.

☐ **FIVE YEAR BUILDING PLAN.....**

DFCM recommended the Five-Year Plan for the Board's consideration and approval. The projects included were listed with the distributed materials. State law requires the Building Board to update its' five-year plan for inclusion in the Five-Year Building Program publication. Since the Board has not heard all of the requested projects, DFCM developed a proposed five-year plan for consideration by the Board.

Kent Beers reviewed the first two years of the proposed plan, which consist of the priority list approved by the Board in October and are split between the first two years. Projects not yet heard by the Board were shown beginning in FY2009 and were identified as new projects. The new projects were listed alphabetically by agency and institution, and in accordance with the priority listed by the agency with consideration of DFCM's understanding of projects coming forward.

The new projects not yet reviewed by the Board this year did not have detailed programs and budget amounts developed increasing the likelihood that the amounts will change in the future. DFCM will conduct a more comprehensive analysis of each project as they approach construction.

The increased state O&M was listed for projects ranked and reviewed by the Board this year. The estimated O&M costs for requests from higher education institutions were determined using the standard formula adopted by the Building Board and the Board of Regents in 2003.

The current funding requirements for capital improvements were listed each year at 1.1% of the replacement cost based upon this year's replacement cost, as well as a statement of support for the Capitol building renovation.

Mr. Beers referred to the five-year plan and noted an error in transposing information between Weber State University and the Unified Lab. A corrected document was distributed.

Mr. Beers noted adjustments may be made to the projects and locations presented by the Department of Corrections due to the Draper Prison study and the Gunnison facility reaching its capacity. It is important to note that an additional 200-300 inmates are retained each year and will continue to accrue as the population in Utah increases.

Kenneth Nye addressed the O&M aspects of the five-year plan. DFCM has not been able to fully finalize the O&M estimates for the higher education projects. Adjustments have also been made to the Fuel and Power component of the Higher Education O&M costs, as well as the model the Board previously approved to estimate the O&M for higher education. In situations where the project will either replace the existing space or renovate existing space, the model included cost estimates of a new building minus the current budget. DFCM has been unable to incorporate the current budget levels into the model, and the adjustment may have an impact on the numbers. DFCM anticipated meeting with UAPPA to further discuss the adjustments. DFCM requested leeway to adjust the O&M estimates based on the discussion and feedback received.

Chair Jardine sought a motion on the five-year plan and endorsement of the State Capitol statement.

MOTION: Steve Bankhead moved to adopt the five-year plan allowing leeway to DFCM to provide adjustments and endorse the statement pertaining to the State Capitol. The motion was seconded by Katherina Holzhauser and passed unanimously.

Katherina Holzhauser requested DFCM start capturing the projected rankings compared to the realistic rankings for capital funds and O&M in order to better enable the Board for next year's priorities. Keith Stepan noted DFCM has prepared a report to track past forecasts, along with project status of previously approved projects. This information will be provided to the Board prior to the legislative session.

❑ ECONOMIC DEVELOPMENT PROJECTS

This year DFCM received a few requests for facilities potentially requiring state funding, but that did not fit the typical state funded project request due to their primary purpose being economic development rather than servicing a traditional state program. Discussions were held with the Board to separate the projects from the other prioritizations, but to still obtain awareness and provide support. Kenneth Nye noted three options for the Board to consider when providing action for the requests including not taking an action, forwarding the project to the Legislature without a recommendation, and forwarding the request to the Legislature with an expression of support. The USTAR project potentially may receive state financial support without competing with the Board's priority list.

The USTAR proposal has been led primarily by the business community with Scott Anderson acting as a lead on the initiative. He is the President and CEO of Zion's Bank and the Chair of the Economic Development Corporation of Utah. Mr. Anderson presented the Utah Science Technology and Research Initiative as an innovative, aggressive, far reaching effort to bolster Utah's economy with high paying jobs to keep the state vibrant and competitive. The initiative was developed over 24 months and is supported by several business leaders and business associations, including the Salt Lake Chamber. The initiative's necessity is driven by IT as a driving force in economic development.

The USTAR initiative supporters requested legislative funds to bring world class research teams to the University of Utah and Utah State University to target research in disciplines where Utah has a competitive advantage to develop a multi-billion dollar market. These teams will develop their products and services and commercialize them through five innovation technology centers developed in southern Utah, Utah County, South Salt Lake, Northern Utah, and in the Uintah Basin.

The proposal requires one time support of \$250 million for infrastructure over the life of the project and an additional \$170 million for research facilities at the University of Utah and Utah State University campuses. Approximately \$25 million was requested annually to support research teams at both campuses, as well as \$3 million ongoing funds to support

the business innovation centers, and \$3 million to support the commercialization of the developed technology. With Utah's unique assets and the genealogical database, they felt there was nowhere better to exploit the rich potential of the scientific disciplines to potentially lead to multi-billion dollar markets.

Mr. Anderson acknowledged the significant cost of USTAR, but felt the return over the next 30 years would be significant as well. He estimated \$4.9 billion in new money will be obtained by the research universities in federal and private grants supporting the research, and approximately 422 new companies will be established. The competitive market will promote economic growth and create jobs. He encouraged the Board to support USTAR for the economic well being of the state.

Dr. Loris Betz, University of Utah, and Dr. Brent Miller, Utah State University, provided their perspective on USTAR and the impact on their respective universities. Dr. Betz stated Utah had very significant advantages in terms of economic development aspects and tools for the technological revolution. USTAR would provide additional funding to accelerate discovery and payoff, with the University of Utah focusing on human genetics.

USTAR would allow the University to recruit world class scientists to form approximately 30 research innovation teams. The teams would be headed by a senior scientist with a proven track record and the likelihood to bring significant funding with them to accelerate the program. Each team would ultimately have 50 employees and would require 10,000sf in new space. The U of U's preliminary planning proposed five floors designed to maximize interdisciplinary collaboration amongst the team, and allow individual and collaborative work. The prospective building site would be located near the health sciences and engineering complexes. The 260,000gsf is estimated to cost \$130 million, which can be partially attributed to the rising costs of steel and concrete and the utilities being at their current capacity.

Dr. Betz concluded the University of Utah is well positioned to support the USTAR initiative to help accelerate the state's economic growth.

Dr. Miller described Utah State University's project where they have also burgeoned to becoming more enterprise oriented to foster economic development. To allow their staff to thrive, USU has permitted patents to count toward faculty promotion and tenure, and increased the royalty on inventions to half for inventors. USU is also expanding their innovation campus from 38 acres to 150 acres. Several changes have also been made on campus in order to identify unique areas of strength to include micro biotechnology, advanced nutritional research and infectious disease. USU's initial discussions to incorporate USTAR have focused on the Bio-Innovations Research Institute. A recent feasibility study identified a site plan for the wet lab research facility to be housed. The cost for is approximated at \$400 to \$500/gsf.

Dr. Miller stated USU supported the USTAR initiative to aid them in creating new technology innovations to become the basis for new companies to provide well paying jobs and tax revenues for the citizens of Utah.

Lane Beattie, President of the Salt Lake Chamber, felt the USTAR project was very important from an economic standpoint. Trends have shown most economically viable regions in this country are tied to research institutions. He requested the Board's endorsement of a program they believed they could fund, and hoped to present proposals to the Legislature excluding state dollars.

Katherina Holzhauser recognized the importance of being able to obtain qualified employees and supported the program. She asked if opportunities to use Research Park in the interim were being considered. Dr. Betz responded the Legislature gave \$4 million to the USTAR initiative last year to begin to recruit the innovation teams. The teams are currently being recruited and will be located in temporary space until major buildings can be provided.

MOTION: Steve Bankhead moved to recommend the USTAR initiative to the Legislature with the Board's full support. The motion was seconded by Mel Sowerby and passed unanimously.

Keith Stepan offered DFCM's support and service to those involved in the USTAR initiative.

Kenneth Nye anticipated the Board may want to include a statement in the Five-Year Book regarding the USTAR initiative and asked for direction. Steve Bankhead suggested including a general statement with no restrictions as to if it should compete with the Board's priority list.

Retired General Rex Hadley presented a state fund request on behalf of the Hill Air Force Base Museum expansion. The current, original museum was funded initially by the State and built on leased property from the Air Force. The Foundation Board is composed of 24 people and is a 501(c)(3) organization that exists solely to support Hill Aerospace Museum. A staff of five Air Force employees and 130 volunteers run the day-to-day operations.

The Secretary of the Air Force authorized 11 field museums in 1982. Currently there are only four viable and functioning museums, and Utah is fortunate to have one of those functioning museums. Governor Bangerter authorized a study in 1987 to determine the requirements of the museum and at that time it was recommended. In 1988 the Legislature appropriated \$3.7 million for the seed money to build the 53,000sf museum. After the museum was built in 1991, the Board was determined to find historical aircraft for the museum and have since recovered four airplanes including a P38 for \$400,000, a P40 for \$250,000, a P51 for \$230,000, and a P24 is being completed at a cost of \$600,000. All totaled, they have paid \$1.5 million for the aircraft which came from the private sector. A

recent extension of the Fighter Gallery allowed all fighters to be located inside the 74,000sf facility.

Since opening in 1987, approximately 2.5 million visitors have signed their register. An estimated 200,000 guests visit the museum, with 46% of the visitors being from out of state. They are working with the Office of Tourism and are going to expand their annual attendance to 300,000 visitors by 2007. Unfortunately the existing infrastructure was built to accommodate 150,000 people, and it is a struggle to handle the 200,000 visitors.

Other problems with the infrastructure include limitations on maintaining the outside aircraft which causes deterioration and corrosion of the structural members of the airplanes. Without the ability to properly maintain the airplanes, they may collapse. The museum is also denying some aircraft because of space limitations.

A desire of the Foundation Board is to enlarge the Aerospace Center of Education and are they in the process of working with six school districts surrounding Hill Air Force Base. Two workshops have been held so far and they are excited to partnership with the Foundation on the educational center. They hope to provide students hands on learning with simulators and other training aids.

The original study done in 1987 indicated the need for a restoration area which is still needed to maintain the aircraft to museum quality. The currently rent a hanger at Ogden Airport at the cost of \$500 a month which is a strain on their budget.

General Hadley presented an overview of their present facility. The new 144,000sf building will house the Aerospace Education, a 300 seat theatre auditorium, expanded classrooms, and a restoration area. The building will also house the simulator laboratories and a mezzanine area. The cost of the expansion would be approximately \$14 million. They requested \$7 million and will match the other \$7 million with the hopes to start construction in October of 2006. If Hill Air Force Base is ever closed, all 36 acres and the assets will revert back to the State.

MOTION: Manuel Torres moved to support the recommendation to request the money from the Legislature for the Hill Air Force Base Museum. The motion was seconded by Vice Chair Kerry Casaday and passed unanimously.

☐ UTAH VALLEY STATE COLLEGE MASTER PLAN.....

Val Peterson, Vice President for Administration and External Affairs, and Jim Michaelis, Associate Vice President for Facilities and Planning, were present to provide a presentation on the master plan. Mr. Peterson stated they have visited with various community entities to develop a revised master plan which ties into the modernist architecture originally developed with the campus.

Jim Michaelis stated the master plan had not been updated for at least ten years and they wanted to examine how the Digital Learning Center would work in relation to the campus. Additions to the Business Building and Science Building, planned parking structures, a new center for the performing arts as well as additional classroom buildings were included in the five-year plan.

Mr. Peterson added other key features included the development of two enhanced entrances, including one for business and one for public. The development of a campus park atmosphere was also included by using some campus improvement money. The pedestrian, vehicular and indoor circulation of the campus was also addressed.

As transportation issues increase in Utah and Utah County, I-15 is constantly under study. To alleviate some of the congestion, UVSC would attempt to tie the west campus to the east campus, and provide a connection between 800 South and I-15. A pedestrian overpass would enable the lights at the intersection to work more efficiently.

Mr. Peterson thanked Gould Evans Architects and DFCM for aiding them in working through the master plan process.

Steve Bankhead questioned the capacity of UVSC if their plan came to fruition. Mr. Peterson responded that with the build-out of this campus, approximately 28,000 students could be accommodated on the central site. The master plan also recommends two satellite campuses in the north and south ends of Utah County which has long been a part of the higher education master plan. With the satellite campuses, approximately 40,000 students could be accommodated. The projected growth over the next 20 years is estimated to be approximately 40,000 students. Utah is experiencing a decline in higher education students, but the need to educate the students within the system remains. UVSC is also attempting to obtain accreditation as a university which is included in the master plan objectives.

MOTION: Manuel Torres moved to approve the UVSC master plan as presented. The motion was seconded by Steve Bankhead and passed unanimously.

The Board recessed briefly.

☐ STUDY OF THE FEASIBILITY OF RELOCATING THE DRAPER PRISON

Kenneth Nye distributed the executive summary of the Draper Prison study. The prison study was requested by the Governor and was funded by the Legislature last session with the objective of looking at whether it would be economically feasible to relocate the Prison from Draper by looking at the value of the property for using it for alternative uses versus the cost of relocation. DFCM was charged with leading the study which was conducted by

Wikstrom Economic and Planning Consultants. The property had a strong appraisal and A/E components when looking at the cost and value of the property.

The study looked at the relocation of the entire prison, as well as just a portion of the property. The findings of the study for the value of the property ranged from \$51 million to \$93 million depending on the use of the property and whether it was sold to a private developer immediately or held by the state as an investment to be sold as development pods over time. The mixed use development was the desire of both Draper City and the state when using it as an economic development tool. Mixed use has a lower value than residential development. The investment value to the state is higher than market value to a developer because of the lower return on money that is required by the state.

The study also examined the value of the water shares here and the benefit to Draper City if the property were sold and developed. This is additional tax revenue to the city net the additional costs for servicing the developed property over a 20 year period.

The total benefits from the relocation ranged from \$66 million to \$108 million, but the costs of relocating were substantially greater. The biggest component was construction costs which were estimated in three different ways by the consultants. The value reflected was the middle value of those three estimates, but was closer to the lower estimate. This option would provide for a new location with all the infrastructure and buildings required to house the 4000 inmates currently in Draper. Demolition for the current site was estimated at \$6.6 million.

The consultants also looked at the operating impact of relocating the Prison and identified several locations around the state for potential relocation. There was an increase in cost due to prisoners not requiring services in the Salt Lake area being transferred to Gunnison and county jails. A large proportion of the Draper population has health demands for normal medical care, mental health problems, drug treatment or sex offender treatment. Those inmates have a much greater demand to be seen by professionals generally not available in rural areas. The Draper prisoners also have a greater degree of court appearance along the Wasatch Front. Relocating these prisoners from the Wasatch Front increase their transportation costs for appointments and appearances.

The analysis determined the net cost to the state to relocate the prison would range from \$352 million to \$395 million depending on location and sell option. Those costs average a net cost of \$372 million. Based on that analysis, the Governor recently indicated he did not anticipate moving the prison in the foreseeable future based on the cost.

The study concluded it was not feasible to relocate the prison and the state should retain the excess property to gain the greatest benefit to the state. The state should also pursue a strategic master planning of the property to determine how to obtain the greatest benefit. The planning process is anticipated to begin over the next year and will look at the state's

needs for its own purposes, as well as opportunities to use the property for economic development.

An open house was held on November 30 to discuss the issue with the public. The study would be finalized after the public comment period.

Kenneth Nye stated the full study, as well as a condensed narrative of the study, is available on the DFCM website.

☐ **LONG TERM LEASE REQUEST FOR THE STATE TAX COMMISSION WITH DAVIS COUNTY**

Alyn Lunceford requested the Board authorize DFCM to proceed with the negotiations and completion of a long term lease with Davis County. This lease would be built in the area of the current Courts building, Youth Detention Facility, and the County Jail in Farmington, and would house the Division of Motor Vehicles of the Tax Commission.

The county has expressed an interest in building a facility to the standards and specifications required by the Tax Commission to deliver the program. They have agreed to a 20 year lease term where the lease rate is based on the actual cost of construction and financing of the building, along with a nominal rate of return on the county-owned property.

The facility will be a two story structure with the Division of Motor Vehicles occupying the first floor and the Davis County Attorney's Office occupying the second floor.

Chair Jardine asked how the \$20 to \$25 per square foot compared to other leases. Mr. Lunceford responded it was comparable or below market for a full service lease in the area.

The lease rates across the state have been on a very predictable path over the last few years and have been increasing by 2.5 to 3% each year. The lease rate is competitive to lock the portion of the lease into a fixed rate for 20 years.

Mel Sowerby asked how DFCM came up with the \$20 - \$25 per square foot lease rate. Mr. Lunceford responded Davis County will be issuing a lease revenue bond for the construction of the facility based on the estimated cost for construction of the building. All factors have been taken into consideration and they believe that is a fair estimate of the rate; however, the actual rate will be the actual cost of repayment of the bond for the space occupied by the state.

MOTION: Manuel Torres moved to accept the long term lease request for the State Tax Commission, Department of Motor Vehicles. The motion was seconded by Katherina Holzhauser and passed unanimously.

☐ **ADMINISTRATIVE REPORTS OF THE UNIVERSITY OF UTAH AND UTAH STATE UNIVERSITY**

Randall Funk, University of Utah, provided the administrative report for the period of October 7 to November 11, 2005. There were three new design agreements, one programming agreement and three study agreements. One remodeling contract was awarded, along with one site improvement contract. New funds were added to the contingency fund for FY05 and FY06 delegated projects.

MOTION: Steve Bankhead moved to approve the administrative report for the University of Utah. The motion was seconded by Katherina Holzhauser and passed unanimously.

Darrell Hart, Utah State University, introduced David Bessell as the new Director of Design and Construction for the University.

Mr. Hart provided the administrative report for October 5 to November 9, 2005. One professional contract was issued and five construction contracts issued for the period due to some furnaces and windows needing replacement in the Family Student Housing area. There were 55 projects currently delegated with 16 of those being complete or substantially complete, 20 under construction, 11 under design and/or study, and eight pending.

MOTION: Manuel Torres moved to approve the administrative report for Utah State University. The motion was seconded by Mel Sowerby and passed unanimously.

☐ ADMINISTRATIVE REPORTS FOR DFCM

Keith Stepan presented the administrative report which indicated 17 new A/E agreements had developed and 31 new construction contracts were initiated. Some project reserve funds were used for the Springville Fish Hatchery Tank Replacement due to the contract bidding over budget. Some project reserve funds were used for the Meadow UDOT Maintenance Station Addition due to the contract being bid over budget.

As DFCM realizes increasing construction costs, it is also more difficult to entice bidders for construction projects. This will be the last year DFCM will have excess contingency funds to fund DFCM or be reallocated by the Legislature.

☐ 2006 BUILDING BOARD MEETING SCHEDULE

Kenneth Nye presented the proposed Building Board schedule for 2006 recognizing the Board may wish to change some meetings at a later date. Some dates were changed to accommodate the legislative process, capital improvement projects, and holidays.

☐ ADJOURNMENT.....

Keith Stepan requested two members serve on the selection committee for the University

of Utah West Wing Hospital Project. Chair Larry Jardine and Steve Bankhead volunteered for the selection committee.

MOTION: Katherina Holzhauser moved to adjourn at 11:30am.



Jon M. Huntsman, Jr.
Governor

Utah State Building Board

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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 30, 2006
Subject: **Legislative Update**

DFCM will discuss the status of budget actions and legislation that have occurred or are anticipated. Those that were known at the time this memo was prepared are summarized below. A review of the Governor's recommendations is included under each budget section.

Budget Process:

Last year the Legislature initiated a revised budget process that is being continued this session. This involves the adoption of a base budget at the beginning of the session. The base budget is usually the budget that was approved for the current fiscal year. The process allows for adjustments to be made to the base budget where clear consensus exists. This year, the base budget is contained in SB 1 which passed the Legislature on January 19. These budgets may then be adjusted, either up or down, in subsequent appropriations acts.

The Capital Facilities and Administrative Services Appropriations Subcommittee held a special interim meeting on January 10 to address base budgets. The Subcommittee will hold its first meeting of the legislative session on January 19. The appropriations for DFCM are addressed under each budget section below.

The Building Board is scheduled to meet with the subcommittee on Monday January 30 which is the same day as the Board meeting. That meeting is scheduled from 2:00 to 5:00 in room W025 of the West Office Building on Capitol Hill.

Revenue Estimates:

The amount of one-time funding that can be allocated in the 2006 legislative session is projected to be \$460 million. Of this, \$106 million is the actual surplus for FY2005 and the balance is the projected surplus for the current year.

Ongoing state tax revenue for FY2007 is projected to be \$578 million higher than was appropriated for FY2006. This includes \$344 million of growth in FY2006 plus \$230 million of growth expected in FY2007. There are also some minor adjustments to arrive at this total.

Capital Development:

Governor Huntsman released his budget recommendations in mid-December. A comparison of his capital budget recommendations with the Building Board recommendations is attached. Governor Huntsman recommended \$288,644,300 of state funds for capital projects, including \$62,921,300 for capital improvements. This funding level is significantly higher than was anticipated when the Board prepared its priority list.

The Governor generally followed the Board's recommendations by including the Board's priorities 1, 2, 3, 4, 6, and 11. He also recommended \$50 million each for the Capitol Building and the USTAR infrastructure. The Board had adopted motions of support for both projects. Governor Huntsman also recommended that the ABC store projects be funded with general state funds as opposed to the lease revenue bonds that have historically been used for financing.

SB 1 sets aside \$37,698,000 for capital development projects. This is the amount in the ongoing base budget from FY2006. Specific projects will be identified in subsequent bills and additional funding is expected.

The Legislative Fiscal Analyst's capital budget recommendations will not be released until shortly before the meeting. It is expected that they will be released in time to be discussed with the Board in the meeting.

Capital Improvement:

Governor Huntsman recommended capital improvement funding at \$62,921,300 which is the amount recommended by the Board. This is based on the 1.1% formula. SB 1 includes capital improvement funding at this level. The Legislature indicated that the feeling was that they were going to have to appropriate the \$6,759,700 increase so they might as well include it in the first bill so they did not have to deal with it later. This is one of only five building blocks that were included in SB 1. It appears possible that some additional funding might be appropriated in subsequent bills.

Operating Budgets:

Governor Huntsman supported DFCM's request to restore \$1,092,000 of ongoing general funds to its administration budget. This would replace the Contingency and Project Reserve funds that have been used the last few years. SB 1 includes DFCM's base budget at the same level and funding sources as was appropriated for the current year.

The Legislative Fiscal Analyst has recommended restoration of the \$1,092,000 of ongoing general funds to shift administrative costs away from capital budgets. This will be addressed further in a committee meeting, currently scheduled for January 23. If approved, this funding shift will take place in a future appropriations act.

Governor Huntsman and the Legislative Fiscal Analyst have supported DFCM's Facilities Management Internal Service Fund request. SB 1 includes the base budget. Revenue increases and rate changes are expected to be approved in a future bill. This budget is being addressed on January 19.

Legislation:

Of the legislation that was available at the time this information was prepared, the following bills appear to have the potential of significantly impacting the Board or DFCM. Legislative actions taken through January 18 are noted. If no legislative action is noted, the bill has not yet received any action other than being introduced. Other legislation that comes to light before the Board meeting will be presented at the meeting.

HB 80 – Energy Savings in State Buildings, Rep. Fred Hunsaker

This bill makes DFCM responsible for administering the State Building Energy Efficiency Program (SBEEP). This program was administered by the State Energy Office until it was disbanded by the 2005 Legislature. The Governor then assigned responsibility for SBEEP to DFCM. This bill provides the following outline for SBEEP.

- Purpose of reducing energy consumption and costs
- Address both construction as well as the maintenance and management of state facilities
- Assist agencies and institutions in their efforts to improve energy efficiency
- Analyze energy consumption to identify opportunities for improvement
- Establish an advisory group of representatives of agencies and institutions to assist in the development and implementation of programs
- DFCM to provide the Governor and Legislature with an annual report that identifies goals and strategies for future improvements as well as detailing strategies and programs implemented and the savings achieved
- Requires each agency or institution to:
 - designate a staff member responsible for energy issues
 - develop and report energy strategies
 - provide energy consumption and cost information to DFCM

HB 80 repeals the current provision for transferring half of net savings from energy projects to the LeRay McAllister Critical Land Conservation Fund. It also refines the provisions governing the use of energy savings agreements to finance energy efficiency projects.

The bill also clarifies the Building Board's responsibility to adopt standards as they relate to energy efficiency and life cycle costing. It allows the Board to require an entity that benefits from a capital improvement project to repay those funds from savings resulting from the project. This provides an additional financing tool for energy projects.

HB 46 – Energy Policy Amendments, Rep. Roger Barrus

This bill establishes the position of State Energy Officer as a member of the Governor's cabinet. The duties of this position include proposing quantitative goals for state and local government energy efficiency programs and assisting DFCM in improving energy efficiency in state buildings.

It also adopts a state energy policy that state agency actions are to be consistent with. This policy is summarized below:

- Utah to have adequate, reliable, affordable, sustainable, and clean energy resources

- Promote the prudent development and use of energy resources and infrastructure
- Allow market forces to drive prudent use of energy resources while allowing for incentives to ensure optimal development and use
- Pursue energy conservation, energy efficiency, and environmental quality
- Streamline state regulatory processes and encourage expedited federal action
- Stable consumer prices that are as low as possible while providing a fair return to investors

HB 14 – Open Meetings Law Amendments, Rep. Wayne Harper

HB 16 – Revisions to Open and Public Meetings Law, Rep. Glenn Donnelson

SB 9 – Open and Public Meetings Act Revisions, Sen. Parley Hellewell

SB 12 – Electronic Meeting Amendment, Sen. Lyle Hillyard

These bills address a number of issues and concerns regarding the openness and record of meetings held by governmental bodies. The provisions apply to the Building Board. These bills are the result of a legislative audit last summer. Some provisions are duplicated in more than one bill. These bills would result in a number of new requirements as summarized below. All four bills have been addressed early in the legislative session with HB 14 and HB 16 having already passed the House and SB 9 and SB 12 having already passed the Senate.

- The definition of meetings covered is clarified to include pre-meetings and workshops
- Limits discussion of items that were not on the published agenda
- A full audio recording would need to be made of both open and closed meetings
- Requires either written minutes or recording of tours and site visits where no actions are taken
- Strengthens the procedural requirements for holding a closed meeting
- Requires the Board to adopt a rule in place of its current policy for conducting meetings before the Board may hold an electronic meeting and suggests items to be considered in this rule
- Requires training for new board members regarding the Open Meetings Law

SB 59 – Purchasing from People with Disabilities Amendments, Sen. Sheldon Killpack

This bill creates a new board and provides a new structure for community rehabilitation programs. The new board will identify and approve pricing of goods and services produced by community rehabilitation programs. The bill also clarifies the requirement for state entities to purchase from these entities subject to quality, price and time considerations and it provides a \$5 million annual cap on this purchasing requirement.

FKS:KEN:sl

Attachment

Comparison of Building and Governor Recommendations for 2006 Legislative Session

Building Board Rank	Project	Building Board	Governor	Notes
	Capital Improvement Funding	\$ 62,921,300	\$ 62,921,300	
	<u>Capital Developments - State Funding:</u>			
1	UVSC, Digital Learning Center	\$ 48,000,000	\$ 48,000,000	
2	UCAT, UBATC/USU Vernal Campus	\$ 9,942,000	\$ 9,942,000	
3	Natural Resources, DWR Midway Fish Hatchery	\$ 5,000,000	\$ 5,000,000	
4	Corrections, CUCF North Site Expansion	\$ 20,000,000	\$ 20,000,000	
5	Agriculture/ Health/ Public Safety, Unified State Lab	\$ 41,259,000		
6	WSU, Classroom Building/ Chiller Plan	\$ 24,650,000	\$ 24,650,000	
7	Courts, St. George Courthouse	\$ 27,626,000		
8	UCAT, DATC Technology/ Manufacturing Building	\$ 12,975,000		
9	Snow, Library/ Classroom Building	\$ 18,531,000		
10	USU, Agriculture Relocation	\$ 5,000,000		
11	Board of Ed., School for the Deaf & Blind - Salt Lake	\$ 10,760,000	\$ 10,760,000	
12	Multi-Agency, Richfield Regional Center	\$ 7,236,000		
13	UCAT, MATC North Utah County Land Purchase	\$ 4,500,000		
14	Courts, Ogden Post Office Property Acquisition	\$ 2,200,000		
15	SLCC, S. City Digital Design/ Comm. Ctr. & Stud. Life	\$ 38,418,000		
16	USU, Agricultural Science/ Classroom Building	\$ 69,542,000		
17	UCAT, OWATC Health Technology Building	\$ 13,992,000		
18	Human Services, DJJS Weber Valley Detention Center	\$ 9,658,000		
19	Tax Comm. & Public Safety, Joint Driver License/ DMV	\$ 11,310,000		
20	Dixie, Science Building Addition	\$ 8,743,000		
21	CEU, Fine Arts Complex	\$ 16,254,000		
22	SUU, Science Center Addition	\$ 18,523,000		
23	Board of Ed., Buffmire Rehabilitation Annex	\$ 8,059,000		
	Capitol Renovation	\$ 50,000,000	\$ 50,000,000	
	USTAR Infrastructure		\$ 50,000,000	
	HAFB Museum Expansion			
	ABC, Holladay Store Relocation	\$ 4,446,000	\$ 4,446,000	a
	ABC, Kimball Junction Store Remodel/ Expansion	\$ 1,292,000	\$ 1,292,000	a
	ABC, Redwood Road Store Remodel/ Expansion	\$ 1,633,000	\$ 1,633,000	a
	Total State Funding	\$ 545,099,300	\$ 288,644,300	b
	<u>Other Funds:</u>			
	UofU, College of Pharmacy Building	\$ 67,823,000	\$ 67,823,000	c
	UofU, Red Butte Amphitheatre & Rose Garden	\$ 2,388,000	\$ 2,388,000	c
	UofU, School of Business Remodel & Addition	\$ 30,787,000	\$ 30,787,000	c
	UofU, Student Recreation Center	\$ 35,000,000	\$ 35,000,000	c
	Snow, Traditional Building Skills Institution	\$ 3,500,000	\$ 3,500,000	c
	National Guard, Camp Williams JLTC Bldg. #4	\$ 1,177,000	\$ 1,177,000	c
	UDOT, Clearfield Maintenance Station	\$ 1,200,000	\$ 1,200,000	d
	TOTAL	\$ 141,875,000	\$ 141,875,000	

Notes:

- a Governor recommended funding these projects with general state funds, while the Building Board recommended under Other Funds.
- b Governor recommended that \$117,932,300 of these funds come from the FY2007 budget and \$170,712,000 come from surplus (one-time) FY2006 funds.
- c Nonstate funds, ie donations, federal funds, etc.
- d Appropriation of restricted state funds



Jon M. Huntsman, Jr.
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MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 30, 2006
Subject: **State Buildings Energy Standard**

As previously discussed, the leadership of energy programs for state facilities has been consolidated in DFCM together with the Building Board in a policy making role. DFCM has hired Curtis Clark to lead our energy group and provide direction to this effort. Curtis will provide an overview of the energy programs that are in place or in process.

As part of this effort, DFCM has been developing an updated standard that addresses both energy efficiency and broader sustainable design concepts. It is expected that this will replace the current standard for energy efficiency in state buildings. It will also provide a high performance building rating system for new construction. A framework for this program is attached. This framework was developed by a task force organized by DFCM. DFCM expresses its appreciation to those who assisted with this effort.

DFCM is currently distributing this framework in an effort to gain a broader level of input as the details of the framework are re-organized to fit into state building standard documents.

DFCM will review the proposed standards and rating system with the Board and solicit any suggestions or concerns the Board may have. DFCM will also set up meetings to provide an opportunity for a more detailed review and discussion with representatives of state agencies and institutions.

This input will be considered in preparing the final documents that are expected to be presented to the Board for approval in its March 15 meeting.

FKS:KEN:sll

Attachment

State of Utah

**Greening State Buildings through Advanced
Energy and Environmental Design**

Volume 1 – Framework

December 12, 2005

DRAFT

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Executive Summary

State buildings are one of the state's largest energy users with an annual energy cost of nearly \$60 million. State buildings consist of more than 40 million square feet and more than 3 thousand buildings.

The purpose of the Greening State Buildings through Advanced Energy and Environmental Design program is to save taxpayer dollars, reduce emissions that contribute to air pollution and global climate change, promote energy efficiency, water conservation, aggressively promote use of renewable energy products, and help foster markets for emerging technologies. It will enhance indoor environment, improve worker performance and health, and increase average daily attendance as well.

The program establishes a system to standardize energy efficient products. Energy efficient products will lower the costs through quantity discounts.

The program sets the minimum energy-efficiency design standards for residential, commercial, and exempt facilities.

The program establishes a high performance building rating system for new construction.

Definitions

“Agency” is any state agency, board, commission, department, or division that has the authority to finance the construction or renovation of buildings for use by the state.

“Design Team” is the architect(s), engineer(s), and other professionals responsible for the building design.

“Energy-Savings Performance Contract” means a contract that provides for the performance of services for the design, acquisition, financing, installation, testing, operation, and where appropriate, maintenance and repair, of an identified energy or water conservation measure or series of measures at one or more locations. Such contract shall provide that the contractor must incur costs of implementing energy savings measures, including at least the cost (if any) incurred in making energy audits, acquiring and installing equipment, and training personnel in exchange for a predetermined share of the value of the energy savings directly resulting from implementation of such measures during the term of the contract. Payment to the contractor is contingent upon realizing a guaranteed stream of future energy and cost savings. All additional savings will accrue to the State.

“Institution” means the University of Utah, Utah State University, Southern Utah University, Weber State University, Snow College, Dixie State College of Utah, College of Eastern Utah, Utah Valley State College, Salt Lake Community College, Utah College of Applied Technology, and any other university or college which may be established and maintained by the state.

“Low-Rise Residential Buildings” means single-family houses, multi-family buildings of three stories or less above grade, and manufactured houses.

“Utility Energy-Efficiency Service Contract” means demand side management services provided by utility to improve the efficiency of use of the commodity (electricity, gas, etc.) being distributed. Services can include, but are not limited to, energy efficiency and renewable energy project auditing, financing, design, installation, operation, maintenance, and monitoring.

“Life-cycle costs” means the sum of the present values of investment costs, capital costs, installation costs, energy costs, operating costs, maintenance costs, and disposal costs, over the lifetime of the project, product, or measure.

“Life-cycle cost-effective” means the life-cycle costs of a product, project, or measure are estimated to be equal to or less than the base case (i.e., current or standard practice or product).

Energy Units and Conversion Factors

Energy use and energy reduction shall be reported with the following units and conversion factors for each energy type.

<i>Energy Type</i>	<i>Reporting Unit</i>	<i>Conversion Factor</i>
Coal	Short Ton	1000 Btu/pound
Electricity	Megawatt Hour	3412 Btu/kilowatt hour
Fuel Oil	Thousands of Gallons	138700 Btu/gallon
LPG/Propane	Thousands of Gallons	95500 Btu/gallon
Natural Gas	Thousand Cubic Feet	1031 Btu/cubic foot
Purchased Steam	Billion Btu	1000 Btu/pound
Other	Billion Btu	1 Btu/Btu

For source reduction projects, such co-generation or on-site renewable energy, source energy reduction shall be reported with the following conversion factors.

<i>Energy Type</i>	<i>Reporting Unit</i>	<i>Source Conversion Factor</i>
Electricity	Megawatt Hour	11850 Btu/kilowatt hour
Purchased Steam	Billion Btu	1390 Btu/pound

Referenced Standards and Codes

ICC 2003 *International Energy Conservation Code (IECC)*. For construction documents dated January 1, 2007 or after, use ICC 2006 *International Energy Conservation Code*.

ANSI/ASHRAE Standard 52.1-1992, *Method of Testing General Ventilation Air-Cleaning Devices for Removal Efficiency by Particle Size*

ANSI/ASHRAE Standard 55-2004, *Thermal Environmental Conditions for Human Occupancy*

ANSI/ASHRAE Standard 62-2001, *Ventilation for Acceptable Indoor Air Quality*. For application for permit dated January 1, 2007 or after, use ANSI/ASHRAE/IESNA Standard 90.1-2004.

ANSI/ASHRAE/IESNA Standard 90.1-2001, *Energy Standard for Buildings Except Low-Rise Residential Buildings*, including Appendix G. For construction documents dated January 1, 2007 or after, use ANSI/ASHRAE/IESNA Standard 90.1-2004.

Illuminating Engineering Society of North America, *IESNA Lighting Handbook*, 9th edition.

U.S. Green Building Council, *Leadership in Energy & Environmental Design for New & Major Renovations (LEED-NC)*, Version 2.2.

Utah Rule R23-6. *Value Engineering and Life Cycle Costing of State Owned Facilities Rules and Regulations*.

Financing Mechanism

DFCM shall invest, where life-cycle cost-effective, energy efficiency measures, water conservation measures, and site renewable energy initiative. DFCM shall use funding opportunities from partners:

- State Building Board
- Petroleum Violation Escrow Fund
- Utility Energy-Efficiency Service Contract
- Energy-Savings Performance Contract
- US Department of Energy, State Energy Program
- US Department of Energy, Energy Efficiency Public Building Program
- Other private financing programs

DFCM shall engage an agreement with the agencies and institutions to recover utility cost savings from utility bills.

Energy Efficient Products

Design team shall select, where life-cycle cost-effective, products that are in the upper 25 percent range of the energy efficiency rating. Energy efficient products include:

- heating and cooling equipment
- motors
- lighting fixtures, compact fluorescent light bulbs, exit signs
- windows, doors and skylights
- roof products
- food service equipment
- transformers
- office equipment
- electronics
- appliances

Exceptions:

- 1) Energy efficient products that have been stipulated as life-cycle cost-effective by DFCM.
- 2) ENERGY STAR® products that are certified and labeled through the US Environmental Protection Agency.
- 3) Energy Efficient Products listed items on General Service Administration, GSA Advantage website. “Energy Efficient Products” mean items that meets Federal Energy Management Program (FEMP) energy efficiency levels as required by the Federal Acquisition Regulation (FAR) Subpart 23.203, Executive Order 13123, and Executive Order 13221

Energy Efficient Products Submittal

- Design team shall submit letter confirming that life-cycle cost-effective, energy-efficient products have been selected.

Energy Design Standards

Buildings except Low-Rise Residential Buildings

Design team shall design facilities according to Standard 90.1 for mandatory requirements and either the prescriptive, simplified or energy-cost-budget methods.

Building Envelope Prescriptive Method. Design team shall design an integrated system of building envelope components to reduce the envelope performance factor by 10 percent to what is required by Standard 90.1.

Interior Lighting System Prescriptive Method. Design team shall design the interior lighting system to reduce the interior lighting power density by 10 percent to what is required by Standard 90.1 using either the whole-building or space-by-space methods of Standard 90.1.

Mechanical Systems Simplified Method. Design team shall design the HVAC system type to meet Standard 90.1 requirements.

Energy-Cost-Budget Method (Optional). Design team shall design the building to save 20 percent of the annual energy cost using the energy-cost-budget method. The energy-cost-budget method is an optional method to the prescriptive or simplified methods.

Low-Rise Residential Buildings

Design team shall design facilities according to International Energy Conservation Code for mandatory requirements and either the component or system analysis methods.

Building Envelope. Design team shall design the building envelope to meet the envelope performance factor by 10 percent using the building envelope component performance approach.

System Analysis (Optional). Design team shall design the building to save 20 percent of the annual energy use according to system analysis method.

Energy Standard for Industrial, Laboratory, Research, and Other Energy-Intensive Facilities

Through life-cycle cost-effective energy measures, design team of new industrial, laboratory, research, and other energy-intensive facilities or processes shall reduce energy use by 10 percent over standard practice.

Energy Design Standards Submittals

- Design team shall submit the Envelope Compliance Certificate declaring the building envelope meets Standard 90.1 requirements using DOE Comcheck software or Appendix C. The certificate shall show the envelope is 10 percent better than Code.
- Design team shall submit the Lighting and Power Certificate declaring the lighting and power system meet Standard 90.1 requirements using DOE Comcheck software. The certificate shall show the lighting power is 10 percent better than Code.
- Design team shall submit the Mechanical Certificate declaring the mechanical systems meet Standard 90.1 requirements using DOE Comcheck software.
- Design team shall submit the Energy-Cost-Budget report from the Standard 90.1 User Manual. The form shall show annual energy cost is 20 percent better than Code.
- Design team shall submit the Envelope Compliance Certificate declaring the building envelope meets IECC requirements using DOE Rescheck software. The certificate shall show the envelope is 10 percent better than Code.

High Performance Building Rating System for New Construction

Agencies and institutions have an opportunity to build new building and renovate existing building to new high performance building design standards. It is prudent selection of products, projects, or measures comprise an integrated solution, so that operation of the facility, energy use and other criteria may be maximized. The goals of this standard are:

- Energy efficient
- Healthy
- Comfortable
- Well designed lighting system with improved visual acuity
- Properly designed ventilation and air-conditioning systems
- Preventative maintenance program
- Improve worker productivity
- Reduce noise
- Water efficient
- Reduce global greenhouse gases
- Conserve our natural resources
- Improve utilization of financial, human and material resources
- Reduce owning and management costs
- Increase use of recycled materials
- Recommission building on scheduled bases
- Close the loop between design and maintenance

A building complies with this standard if it meets all the prerequisites requirements and scores with 20 points or more.

US Green Building Council's LEED™ Rating System

Green Building Standard and US Green Building Council's (USGBC) LEED™ Rating System are similar, but they are not interchangeable. Green Building Standard is specifically designed for State buildings in the State of Utah. LEED™ Rating System is a nationally recognized program. Agencies and institutions who wish to attain LEED™ certification must do so independently. USGBC has excellent reference materials and is a leader for promoting "green buildings."

Design and Technology Charrette

DFCM shall conduct a Design and Technology Charrette with the design team to review the requirements of the standard and strive for an integrated design of energy efficiency and environmental measures. In addition, the charrette shall also consider sustainable site design including:

- Natural shade to reduce heat island effect from parking lots and landscaping areas.
- Shielded or reduced parking and façade lighting to reduce night sky pollution.

- Reuse of existing building to conserve our resources.
- Avoiding sewer and waterway contamination.
- Use local building materials and products to support local economy and reduce the environmental impacts from transportation.
- Encourage the use of public transportation.
- Protect wet-lands and green spaces.
- Provide recycling center.

Prerequisites

Fundamental Building Systems Commissioning. DFCM shall engage a Commissioning Agent that is not an individual directly responsible for project design on each new building construction project. Commissioning Agent shall ensure that fundamental building components are installed and calibrated to operate as intended.

Life-Cycle Cost Analysis. Design team shall use life-cycle cost analysis in making decisions about their investments in products, services, construction, and other projects to lower the State Government's costs and to reduce energy and water consumption.

CFC Reduction in HVAC and Refrigeration Equipment. Design team shall select HVAC and refrigeration equipment without chlorofluorocarbons (CFC) based refrigerants.

Ventilation Systems. Design team shall provide mechanical ventilation system according to Standard 62. Mechanical ventilation system shall have the capability to operate continuously during occupancy and designed not to be easily shut-down or otherwise defeated, such as blocked registers.

Drainage Systems. Design team shall design surface grades, storm drainage system, and HVAC and other systems to avoid accumulation of standing water around or in the building.

Landscape and Irrigation Systems. Design team shall design landscape and irrigation systems according to DFCM Guidelines for Landscape & Irrigation Standard.

Fundamental Lighting Design. Design team shall design the lighting system according to IESNA Lighting Handbook.

Mold Prevention during Construction. Contractor shall ensure porous type building materials, such as wood, insulation, paper, and fabric, is kept dry to prevent the growth of mold and bacteria. Materials that have been affected by mold shall be abated or replaced. Building insulation that is damp or wet for 72 hours shall be replaced.

Filtration Media Replacement before Occupancy. Contractor shall ensure that filtration media is replaced before occupancy.

Thermal Comfort. Design team shall ensure that thermal comfort requirements are met according to Standard 55.

Exceptions:

- 1) Winter humidification is not required,
- 2) Summer dehumidification is not required, and
- 3) Upper temperature limit in natural ventilated buildings is not required.

Small Buildings Prescriptive Energy Option. For nonresidential buildings with 3 floors or less and 75,000 square feet or less, design team shall design building envelope, lighting system, HVAC system, and Service Water Heating system according to the recommended performance levels shown in Tables 1 through 4 in compliance with Standard 90.1.

Table 1 – Small Buildings Prescription Energy Option: Building Envelope

Category	Component	Recommendation
Roof	Insulation entirely above deck	R-20 c.i.
	Metal building	R-13 + R-19
	Attic and other	R-38
	Single rafter (insulated flat or vaulted ceilings)	R-38 + R-5 c.i.
	Built-up roofing surface	Energy-Star rated
Walls	Mass (HC > 7 Btu/ft ²) ⁽¹⁾	R-11.4 c.i.
	Metal building	R-13+R-13
	Steel framed	R-13+ R-7.5 c.i.
	Wood frame and other	R-13 + R-3.8 c.i.
	Below-grade walls	R-7.5 c.i.
Floors	Mass	R-10.4 c.i.
	Steel framed:	R-30
	Wood framed and other	R-30
Slab	Unheated	None ⁽²⁾
	Heated	R-10 for 36 in.
Doors	Swinging	U-0.70
	Non-swinging	U-0.50
Vertical Glazing	Window-to-wall ratio (WWR)	40% maximum
	Overall thermal transmittance	U-0.42
	Shading Coefficient	SC-0.40 ⁽³⁾
	Exterior sun control (S, E, W only)	Projection factor 0.5
	Low-e coating	Emittance < 0.05
Orientation	$(A_{\text{north}} * SC_{\text{north}} + A_{\text{south}} * SC_{\text{north}}) > (A_{\text{east}} * SC_{\text{east}} + A_{\text{west}} * SC_{\text{west}})$	
Skylight	Percent of roof area	3% maximum
	Overall thermal transmittance	U-0.69
	Overall solar heat gain coefficient	SC-0.42

⁽¹⁾ Fully grouted CMU walls or 6 inch concrete walls qualify for a mass wall.

⁽²⁾ R-10 for 24 in. located in counties of Box Elder, Cache, Carbon, Daggett, Duchesne, Morgan, Rich, Summit, Uintah, and Wasatch.

⁽³⁾ SC-0.44 for glazing located on the street side of the street level with continuous overhang with projection factor of 0.5 (S, E, W only).

Table 2 – Small Buildings Prescription Energy Option: Lighting

Category	Component	Recommendation
Interior Lighting	Lighting power density (LPD)	10% Savings
	Premium T8 lamps	≥ 3100 Lumens
	Premium T8 ballasts	$BF \leq 0.8$
	Window daylighting controls	Dim within 12 ft of windows
	Skylight daylighting controls	Dim within 8 ft of skylight
	Occupancy sensors	Auto-off in non-24 hour rooms
	Ceiling reflectance	80%
	Wall and partitions reflectance	70%
	High or low bay lighting	High or low bay T5 ⁽¹⁾ fixtures

⁽¹⁾ In semi-heated or unheated spaces, use pulse start metal halide.

Table 3 – Small Buildings Prescription Energy Option: HVAC

Category	Component	Recommendation
HVAC	Air Conditioner ($< 65,000$ Btu/hr)	15 SEER
	Air Conditioner ($\geq 65,000$ Btu/hr and $< 135,000$ Btu/hr)	11.0 EER and 11.4 IPLV
	Air Conditioner ($\geq 135,000$ Btu/hr and $< 240,000$ Btu/hr)	10.8 EER and 11.2 IPLV
	Air Conditioner ($> 240,000$ Btu/hr)	10.0 EER and 10.4 IPLV
	Air Conditioner Water or Evaporatively Cooled	14.0 EER
	Heat Pumps ($< 65,000$ Btu/hr)	13 SEER (Cooling) 8.0 HSPF (Heating, Split System) 7.5 HSPF (Heating, Single System)
	Heat Pumps ($\geq 65,000$ Btu/hr and $< 135,000$ Btu/hr)	11.0 EER and 11.4 IPLV (Cooling) 3.4 COP (Heating, 47° OSA) 2.4 COP (Heating, 17° OSA)
	Heat Pumps ($\geq 135,000$ Btu/hr and $< 240,000$ Btu/hr)	10.8 EER and 11.2 IPLV
	Heat Pumps ($> 240,000$ Btu/hr)	10.0 EER and 10.4 IPLV
	Air Conditioner Water or Evaporatively Cooled	14.0 EER
	Water-source heat pump	14.0 EER (Cooling) 4.6 COP (Heating)
	Semi-cooled spaces	Direct or Indirect Evaporative Cooling ($< 25,000$ cfm)
	Gas furnace ($\leq 225,000$ Btu)	80% AFUE or E_t (Single Package AC) 90% AFUE or E_t (Split AC)
	Gas furnace ($> 225,000$ Btu)	80% E_c
Boiler	Hot Water Boiler ($\leq 300,000$ Btu)	90% AFUE
Motors	All pump and fan motors (≥ 1 hp)	NEMA Premium Efficiency Motors
Economizer	Air conditioners and heat pumps (single package)	Cooling capacity $> 54,000$ Btu
Ventilation	Outdoor air dampers	Motorized control
Duct	Friction rate	0.08 in. w.c. per 100 feet
	Sealing	Sealing class B
	Insulation level	R-6

Service Water Heating	Gas storage	90% E _t
	Gas instantaneous	0.81 EF or 81% E _t
	Electric storage 12 kW	EF > 0.99 – 0.0012 x Volume
	Pipe insulation	1 in. (diameter < 1.5 in.) 1.5 in. (diameter > 1.5 in.)

Table 4 – Small Buildings Prescription Energy Option: Service Water Heating

Category	Component	Recommendation
Service Water Heating	Gas storage	90% E _t
	Gas instantaneous	0.81 EF or 81% E _t
	Electric storage 12 kW	EF > 0.99 – 0.0012 x Volume
	Pipe insulation	1 in. (diameter < 1.5 in.) 1.5 in. (diameter > 1.5 in.)

Energy Performance Option. Design team shall select an integrated system of components to reduce source energy use what is required by Standard 90.1.

DFCM shall engage an Energy Specialist with 3 years of experience with hourly energy modeling. Energy specialist shall perform the energy analysis according to Appendix G of Standard 90.1. Energy Specialist shall prepare report according to DFCM template and shall specify which energy efficiency measure should be commissioned. Energy Specialist shall consider reducing energy use in each major categories: 1) lighting, 2) cooling, 3) heating, 4) pumps/cooling tower, 5) internal loads, and 6) external loads. Energy specialist should also consider the following technologies:

- Daylighting
- Natural ventilation
- Evaporative cooling
- Demand-controlled ventilation using CO₂ or occupancy sensors
- Green roof
- Ground source heat pumps
- Spectrally selective glazings
- Underfloor air distribution
- Radiant cold beam system
- Displacement ventilation system

Commissioning Agent shall ensure the selected energy efficiency measures are installed and calibrated to operate as intended.

Daylighting Credits

Daylighting. Design team shall use daylight as the primary lighting system for 40 to 90 percent of the space, excluding copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas. Daylight zones shall have a minimum Daylight Factor of 2 percent and a maximum illumination of 200 footcandles. “Daylight Factor” means the ratio of interior to exterior illumination.

2 points	Design with daylighting in 40 percent of the space.
3 points	Design with daylighting in 52 percent of the space.
4 points	Design with daylighting in 62 percent of the space.
5 points	Design with daylighting in 74 percent of the space.
6 points	Design with daylighting in 90 percent of the space.

Energy Credits

Evaporative Cooling. Design team shall select the evaporative cooling system to reduce mechanical cooling. Design the HVAC controls to turn off the evaporative cooling system whenever the indoor humidity level exceeds 60 percent. It should be integrated with the air economizer system and mechanical cooling system:

The Commissioning Agent shall ensure the evaporative cooling system is installed and calibrated to operate as intended.

2 points	Design evaporative cooling system to reduce mechanical cooling by 15 percent based on calculation method of Appendix G, Standard 90.1.
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Demand-Controlled Ventilation using CO₂ Sensors. Design team shall select the ventilation system to have a means to automatically reduce outside air intake using CO₂ Sensors according to Standard 62.

The Commissioning Agent shall ensure the Demand-Controlled Ventilation system is installed and calibrated to operate as intended.

1 points	Design demand-controlled ventilation system according to Standard 62.
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Underfloor Air Distribution. Design team shall provide an underfloor air distribution system with ceiling exhaust, excluding copy rooms, storage areas, mechanical, laundry, and other low occupancy support areas.

2 points	Design underfloor air distribution system.
----------	--

Renewable Energy. Design team shall select on-site renewable energy such as photovoltaic, wind, geothermal, and fuel cells utilizing biogas.

2 point	5 percent reduction in source energy use.
3 points	12 percent reduction in source energy use.
4 points	22 percent reduction in source energy use.
5 points	34 percent reduction in source energy use.
6 points	50 percent reduction in source energy use.

Indoor Air Quality Credits

Low-Emitting Materials. Design team shall select adhesives and sealants, paints and coatings, carpet, and composite woods with low-emitting materials.

1 point.	Select adhesives and sealants that meet USGBC LEED™ - NC, Credit 4.1, requirements.
1 point.	Select paints and coatings that meet USGBC LEED™ - NC, Credit 4.2, requirements.
1 point.	Select carpets that meet USGBC LEED™ - NC, Credit 4.3, requirements.
1 point.	Select composite woods that meet USGBC LEED™ - NC, Credit 4.4, requirements.

Pollutant Source Control. Design team shall design the HVAC system to vent pollution sources, minimize cross-contamination of chemical pollutants, avoid dust and microbial growth, and install rated filtration media.

1 point.	Design source ventilation system to vent pollution sources such as copy rooms, chemical storage rooms, janitorial rooms, food preparation spaces, and other polluting activities. Install separation walls that extend to the structure to prevent cross-contamination.
1 point.	Design HVAC system to avoid areas where mold and dust can accumulate, such as return plenums and fibrous ductwork.
1 point.	Select particle arrestance filtration rated at 65 percent or greater according to Standard 52.1.

Construction Indoor Air Quality Management Plan. Contractor shall ensure that Volatile Organic Compounds (VOC), dust, oils, and odors have been contained and removed before occupancy.

Prior to installation of materials and products that emits VOC or odors, allow materials and products to off-gas in a well ventilated staging area. Remove any oil films and dust.

During installation of materials and products that emits VOC or odors, use HVAC fans, open windows, or temporary fans to continuously ventilate the area until emissions dissipate, and protect porous materials with polyethylene vapor retarders.

During dust producing activities (such as drywall installation and finishing), protect HVAC fans and ductwork from accumulating dust by turning off the fans and cover air grilles, registers, and other duct openings. Use temporary fans to ventilate the space.

Prior to operating HVAC system, vacuum dust that has accumulated in HVAC fans, plenums, and ductwork with HEPA vacuum and remove any oil films from metal surfaces.

Prior to substantial completion, vacuum carpet and other soft surface with HEPA vacuum.

1 point	Implement Construction Indoor Air Quality Management Plan
1 point	Prior to occupancy and after substantial completion, flush building for 15 days with 100 percent outside air.

Commissioning and Training Credits

Additional Commissioning. Commissioning Agent shall ensure the building is designed, constructed, and calibrated to operate as intended. Implement the following additional commissioning tasks beyond the Prerequisites Fundamental Commissioning requirements:

1. Review and provide recommendations on the design document prior to issuing the construction documents.
2. Review the contractor submittals relative to the systems being commissioned.
3. Develop Recommissioning Plan to schedule commissioning activities to assure the building is continuously tuned to optimize performance.

2 points	Provide additional commissioning tasks to ensure the building is designed, constructed, and calibrated to operate as intended.
----------	--

Acoustics Credits

Improve Acoustical Performance. Design team shall design work spaces to provide acoustic levels that limit excess noise from exterior sources, HVAC systems, and other sources.

1 point	Design work spaces with 36 to 40 dBA background, and 0.6 second reverberating times or less.
2 points	Design work spaces with 35 dBA background or less, and 0.6 second reverberating times or less.

Sustainable Material Credits

Recycled Content. Design team shall select building products that have incorporated recycled-content in major materials from the Construction Products category of the US Environmental Protection Agency (EPA) Comprehensive Procurement Guidelines. Major

materials include parking areas, floor, roof, partition, walls, or serving a structural function throughout the building.

1 point	Construct the building with four to seven major materials with recycled-content.
2 points	Construct the building with eight or more major materials with recycled-content.

Certified Wood. Design team shall select woods that are certified to the Forest Stewardship Council guidelines. “FSC-Wood Factor” means the cost ratio of FSC-Wood products to total new wood based products. The costs exclude labor costs, project overhead, and other fees.

1 point	Construct the building with a FSC-Wood Factor of 50 percent or greater.
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Waste Reduction Credits

Site Waste Reduction. Contractor shall ensure that construction waste, demolition, and land clearing waste are recycled, composted, and salvaged. “Recycle Rate” is the ratio of recycled waste (by weight) to total waste (by weight).

1 point	Ensure construction waste, demolition, and land clearing waste are recycled, composted, and salvaged with a 50 to 74 percent Recycle Rate.
2 points	Ensure construction waste, demolition, and land clearing waste are recycled, composted, and salvaged with a 75 percent or greater Recycle Rate.

Water Reduction Credits

Water Efficient Fixtures and Appliances. Design team shall select water-efficient, fixtures and appliances with maximum flow shown below:

Technology	Maximum Flow
Low flow sensor faucet	0.5 gpm
Low flow showerhead	1.5 gpm
Low flow tank toilet	1 gpf
Low flow sensor flushometer toilet	1 gpf
Waterless urinal	0 gpf

3 points	Select water efficient fixtures and appliances.
----------	---

Performance Measurement and Verification Credits

Building Performance Monitoring on Multi-Building Campus. On a multi-building campus, agencies and institutions shall meter each energy type for each building. Energy type includes electricity, natural gas, central chilled water, central heating water, and central steam. The energy management system shall the capability to monitor and log sub-metering energy use and electrical demand. Provide sub-meter water use on landscaping and other irrigation strategies.

1 point	Provide sub-metering on multi-building campus
---------	---

System Performance. Design Team shall provide continuous metering equipment for the following equipment performance:

- Lighting system (kWh and kW)
- Motor loads >20 hp (kWh and kW)
- Variable speed drive operation
- Chiller efficiency (kW/ton)
- Air and water economizer operation
- On variable volume system, supply air static pressure and volume
- Boiler efficiency
- Process loads (kWh and kW)

The energy management system shall the capability to monitor and log equipment performance.

1 point	Provide metering equipment that substantially monitors system performance.
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Innovation in Design

The Administrator may award up to 4 additional points for exceptional energy or environmental measures not specifically address in the rating system.

1 to 4 points	Provide exceptional energy or environmental measures.
---------------	---

High Performance Building Rating System for New Construction Submittals

DFCM shall establish letter templates to document compliance with the High Performance Building Rating System used by the design teams, contractors, agencies, institutions, commissioning agents, and energy specialists.



Jon M. Huntsman, Jr.
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 30, 2006
Subject: **Reallocation of Capital Improvement Funds at Utah State University**

Recommendation:

DFCM recommends that the Building Board approve the reallocation of \$188,963 from the Edith Bowen Tunnel Extension project to the Campus Safety Lighting Phase III project at Utah State University. A letter detailing USU's request is attached.

Background

The Edith Bowen Tunnel Extension project was authorized by the Board in FY 2004 for \$1 million. The \$188,963 requested for reallocation represents bid savings achieved by USU on this project. USU has "delegation" authority to manage projects up to \$2 million and was responsible for managing this project. The tunnel extension project has been completed and USU would like to transfer the remaining capital improvement funds to another critical project on campus.

The Campus Safety Lighting Phase III project was authorized by the Board in FY 2005 for \$250,000. The project entails installing new light poles throughout the campus to provide increased safety for students at night. The University is attempting to complete additional phases of the project each year as capital improvement funds become available. Reallocating the excess funds from the Edith Bowen Tunnel Extension will enable the University to upgrade the lighting on more sections of the campus this year.

FKS:KDB:sl

Attachment



OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
Logan, UT 84322-1445
(435) 797-1146
FAX: (435) 797-0710

11 January 2006

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Dear Keith:

SUBJECT: Reallocation of Capital Improvement Funds - DFCM Project #03153770 (Tunnel Extension - Edith Bowen Area) to DFCM Project #04089770 (Campus Safety Lighting Phase III)

Utah State University is requesting the reallocation of capital improvement funds in the amount of \$188,963 from the Edith Bowen Tunnel Extension project to the Campus Safety Lighting Phase III project. The tunnel project has been completed and was not as extensive as anticipated. These funds remain in the project. We currently have an engineering firm designing a campus-wide safety lighting project. Initial estimates indicate the project will cost in excess of \$400,000. The requested reallocation would provide a budget of approximately \$433,000 for the campus-wide lighting project.

Your support of this reallocation would be appreciated. Please place the request on the agenda for approval at the February 2006 Building Board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Glenn Ford", with a stylized flourish at the end.

W. Glenn Ford
Vice President for
Business and Finance

WGF/jm

c: Darrell E. Hart
David A. Besel
Stanley G. Kane



Jon M. Huntsman, Jr.
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 30, 2006
Subject: **Administrative Reports for University of Utah and Utah State University**

Attached for your review and approval are the administrative reports for the University of Utah and Utah State University.

FKS:sll

Attachment



January 13, 2006

Mr. Keith Stepan
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, UT 84114

Re: Delegated Projects Report for the Meeting of February 1, 2006

Dear Keith:

The status report of delegated projects to the University of Utah is enclosed for the Utah State Building Board.

Please call me at 581-4493 if there are any questions.

Sincerely,

Randall Funk
Interim Director, Campus Design & Construction

Enclosures

c: Mike Perez



MEMORANDUM

To: Utah State Building Board
From: Randall Funk
Date: January 13, 2006
Subject: Administrative Reports for University of Utah

The following is a summary of the administrative reports for the University of Utah:

Architect/Engineering Agreements Awarded (Page 1)

Seven (7) new Design Agreements, two (2) Programming Agreements, and one (1) Study Agreement.

Construction Contracts Awarded (Page 2)

Two (2) Remodeling contracts awarded this month, and two (2) Site Improvement contracts.

Report of Contingency Reserve Fund (Page 3)

Three transfers into Contingency Reserve:

- MEB Chiller Replacement Surplus
- HEB Chiller Replacement Surplus
- LRDP Utility Services Surplus

Two transfers out of Contingency Reserve:

- Nursing Fire Suppression Detection System
- Social Work ADA Elevator

Report of Project Reserve Fund Activity (Page 4)

One transfer into Project Reserve:

- New 2000 Ton Chiller

Two transfers out of Project Reserve:

- Medium Voltage Switchgear Upgrade
- HEB, West Exterior Stairway

Attachments

University of Utah
Architect/Engineer Agreements
Awarded From November 11, 2005 to January 13, 2006

Design					
Project No.	Project Name	Firm Name	Project Budget	Contract Amount	Comments
0090-12710	Jon M. Huntsman Center Remodel Home Team Locker Room	Gould Evans & Associates, Inc.	\$135,999	\$14,850	Award Date 16 November 2005
0061-12362	Energy and Mineral Research Building - Fume Hood Upgrade	David L. Jensen and Associates	\$737,700	\$61,226	Award Date 16 November 2005
0853-12817	Health Profession Education Building (HPEB) - Renovate Teaching Labs	NJRA Architects, Inc.	\$150,000	\$15,477	Award Date 2 December 2005
0082-12353	Aline Wilmot Skaggs Biology Research Building - Provide HTW Steam Generator	Van Boerum and Frank Associates, Inc.	\$220,000	\$19,500	Award Date 28 December 2005
0350-12690	V. Randall Turpin University Services Building - Replace Fire Alarm System & Install Sprinklers - Schematic Design	Ken Garner Engineering, Inc.	\$700,800	\$7,650 Schematic Design Only	Award Date 28 December 2005
0525-12625	University Hospital-Remodel Clinic 10 for Cardiovascular Center	VCBO Architecture	\$700,000	\$69,473	Award Date 3 January 2006
0061-12362	Energy & Mineral Research Lab - Fume Hood Upgrade	David L. Jensen & Associates	\$737,700	\$61,227	Award Date 6 January 2006
Programming					
Project No.	Project Name	Firm Name	Project Budget	Contract Amount	Comments
0888-12781	Center for Advanced Medical Technologies Building (CAMT) Masterplan for 3T MRI #2 and PET Scanner	NJRA Architects, Inc.	To Be Determined	\$5,000.00	Award Date 23 November 2005
0999-12767	College of Pharmacy New Building Master Plan	Edwards & Daniels Architects, Inc.	\$66,800,000	\$45,000	Award Date 30 November 2005
Study					
Project No.	Project Name	Firm Name	Project Budget	Contract Amount	Comments
0053-12692	Olpin Union Building Fire and Life Safety Study	Rolf Jensen Associates	\$900,000	\$14,850	Award Date 14 November 2005

**University of Utah
Construction Contracts
Awarded From November 11, 2005 to January 13, 2006**

Construction - New Space

Project No.	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount	Comments
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Construction - Remodeling

Project No.	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount	Comments
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0886-12771	University of Utah Hospital and Clinics - Utah Diabetes Center	City Creek Construction and Development, L.L.C.	Architectural NEXUS	\$192,750	\$179,875	Award Date 9 December 2005
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0085-12666	Henry Eyring Building - Stair Replacement	Desert Sage Contractors, L.L.C.	HFS Architects	\$201,588	\$197,153	Award Date 28 December 2005
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Construction - Site Improvement

Project No.	Project Name	Firm Name	Design Firm	Project Budget	Contract Amount	Comments
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8804-12598	West Campus Medium Voltage Improvements	Skyline Electric Company	Ken Garner Engineering Inc.	\$730,000	\$670,000	Award Date 14 November 2005
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0017-12534	Performing Arts Building Electrical Power Upgrade	All Tech Electric, Inc.	Ken Garner Engineering Inc.	\$125,000	\$95,350	Award Date 14 November 2005
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University Of Utah
 Report Of Contingency Reserve Fund Activity
 For the Period of November 11, 2005 to January 13, 2006

PROJ. NO.	DESCRIPTION	CURRENT TRANSFERS	TOTALS TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS
	BEGINNING BALANCE	1,421,404.34			
	INCREASES TO CONTINGENCY RESERVE FUND				
0064-12234	MEB Chiller Replacement Surplus	13,864.00		7%	Complete
0085-11936	HEB Chiller Replacement Surplus	9,310.00		4%	Complete
8900-11825	LRDP Utility Services Surplus	5,961.76		2%	Complete
	DECREASES TO CONTINGENCY RESERVE FUND				
0588-11938	Nursing Fire Suppression Detection System	-95,692.00		17%	Sub. Complete
0026-11675	Social Work ADA Elevator	-22,913.42		5%	Complete
	NEW CONSTRUCTION				
	REMODELING				
	PLANNING / OTHER				
	ENDING BALANCE 01-00341-7000-05107	1,331,934.68			

University Of Utah
 Report Of Project Reserve Fund Activity
 For the Period of November 11, 2005 to January 13, 2006

PROJECT NUMBER	PROJECT TITLE	TRANSFER AMOUNT	DESCRIPTION FOR CONTINGENCY TRANSFER	% OF CONSTR. BUDGET
	BEGINNING BALANCE	141,120.88		
	INCREASES TO PROJECT RESERVE FUND:			
0302-12251	New 2000 Ton Chiller	304,050.84		23.0%
	DECREASES TO PROJECT RESERVE FUND:			
8804-12598	Medium Voltage Switchgear Upgrade, Lower Campus West	-102,000.00		18.0%
0085-12666	HEB, West Exterior Stairway at Lobby 2000C, Corrective Measur	-18,800.00		9.6%

CURRENT BALANCE OF PROJECT RESERVE: 324,371.72



OFFICE OF THE VICE PRESIDENT
FOR FINANCE AND BUSINESS
1445 Old Main Hill
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(435) 797-1146
FAX: (435) 797-0710

11 January 2006

F. Keith Stepan, Director
Division of Facilities Construction
and Management
4110 State Office Building
Salt Lake City, Utah 84114

Dear Keith:

SUBJECT: USU Administrative Reports for 1 February 2006 Building Board Meeting

The following is a summary of the administrative reports for USU for the period 11/09/05 to 01/11/06:

Professional Contracts, 2 contracts issued (Page 1)

No significant items.

Construction Contracts, 3 contracts issued (Page 2)

Item 1, Education Building Chiller Replacement - The construction budget for this project is \$150,300. A favorable bidding climate resulted in a contract being issued for \$109,411. The difference of \$40,889 will be transferred to the Project Reserve Fund.

Report of Contingency Reserve Fund (Page 3)

No significant items.

Report of Project Reserve Fund Activity (Page 4)

An amount of \$40,889 has been added to the Project Reserve Fund as explained above.

Current Delegated Projects List (Pages 5-6)

Five projects have been completed.

Representatives from Utah State University will attend the Building Board meeting to address any questions the Board may have.

Sincerely,

A handwritten signature in black ink, appearing to read "W. Glenn Ford", with a stylized flourish at the end.

W. Glenn Ford
Vice President for
Business and Finance

WGF/jm

c: Darrell E. Hart
David A. Besel
Stanley G. Kane



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Professional Contracts Awarded From 11/09/05 to 01/11/06

Contract Name	Firm Name	A/E Budget	Fee Amount	Comments
1 Recommission Old Main	Spectrum Engineers	\$25,000.00	\$15,000.00	
MISCELLANEOUS CONTRACTS				
2 Ag Buildings Relocation	Cache Landmark Engineering		\$9,600.00	Surveys/Study

Construction Contracts
Awarded From 11/09/05 to 01/11/06

Project	Firm Name	Design Firm	Const Budget	Contract Amt	Comments
1 Education Building Chiller Replacement	A.H. Palmer & Sons	Spectrum Engineers	\$150,300.00	\$109,411.00	The difference of \$40,889 will be transferred to the Project Reserve Fund
2 SER Chiller/Steam/Condensate Replacement	Tec Electric (Construction management)	The RMH Group	\$41,110.00	\$41,110.00	
MISCELLANEOUS CONTRACTS					
3 Inside Wiring Phase II	Federal Communications Group	USU Facilities Planning and Design		\$3,600.00	Test Cat 6 cables

Report of Contingency Reserve Fund From 11/09/05 to 01/11/06

Project Title	Current Transfers	Total Transfers To (From) Contingency	% to Construction Budget	Project Status	% Completed (Paid)
BEGINNING BALANCE	\$507,120.19				
INCREASES TO CONTINGENCY RESERVE FUND					
None					
DECREASES TO CONTINGENCY RESERVE FUND					
Veterinary Science Fire Pumps/Generator (Architect modification)	(5,100.00)	(5,100.00)	1.68%	Design	6%
Technical Support Services Renovation (IT, finish work)	(1,574.56)	(21,534.50)	3.82%	Substantial Completion	98%
Concrete Replacements (Handrail, landscape restoration)	(1,490.00)	(3,312.03)	7.15%	Substantial Completion	99%
New Fire Connections (Contractor support)	(1,250.60)	(1,250.69)	5.00%	Construction	5%
Museum Chiller Connection/Air Handler (Security, contractor support)	(1,188.00)	(2,653.55)	0.76%	Substantial Completion	84%
ENDING BALANCE	\$496,517.03				



Office of the Vice President for Business and Finance
1445 Old Main Hill
Logan, UT 84322-1445

Report of Project Reserve Fund Activity From 11/09/05 to 01/11/06

Project Title	Transfer Amount	Description	% of Construction Budget
BEGINNING BALANCE	\$95,029.86		
INCREASES TO PROJECT RESERVE FUND			
Education Building Chiller Replacement	40,889.00	Difference between construction budget and contract amount	27.20%
DECREASES TO PROJECT RESERVE FUND			
None			
ENDING BALANCE	\$135,918.86		

Current Delegated Projects List 01/11/06

Project Number	Project Name	Phase	Project Budget
CAPITAL DEVELOPMENT/IMPROVEMENT			
A08051	Fume Hoods Biology/Natural Resources	Substantial Completion	\$871,612
A08080	Transformer/High Voltage Distribution Line/Water System (2001 Utility Upgrade)	Partial Completion/Construction	990,000
A08052	Campus Air Conditioning Phase II	Substantial Completion	500,035
A07975	Housing Fire and Life Safety Improvements	Partial Completion/Construction	2,500,287 *
A08066	Veterinary Science Electrical/Mechanical Upgrade	Substantial Completion	382,035
A12309	Campus Safety Lighting 2-3	Partial Completion/Design	361,522
A13267	Electrical Cabling from North Sub-Station	Construction	200,000
A08029	Technical Support Services Renovation	Substantial Completion	767,097
A08088	Tunnel Extension - Edith Bowen Area	Partial Completion/DFCM	1,000,000
A08071	Central Plant Chiller Addition (Natural Resources & Spectrum)	Substantial Completion	1,481,947
A08089	Buried Natural Gas Pipe Replacement	Substantial Completion	100,000
A11546	Steam/Condensate Pipe Replacement	Substantial Completion	320,000
A08085	Lundberg Fire Escape	Design	50,000
A08087	New Well	Design	350,000
A11539	Veterinary Science Fire Pumps/Generator	Design	350,000
A08000	Inside Wiring Phase I	Substantial Completion	1,951,551
A11548	CPD Fire Alarm Upgrade	Construction	165,841
A08072	Recital Hall	Construction	13,120,861 *
A12589	Brigham City Campus Remodel	Construction	1,093,932 *
A11545	Romney Stadium Turf	Complete	734,972
A08073	HPER Upgrades (Floors, A/C, Locks, Fire Alarms)	Partial Completion/Design	1,040,719
A11544	Art Barn Electrical Upgrade	Construction	20,000
A12743	Agricultural Science Electrical Upgrade	Construction	100,000
A11554	Science Engineering Research Utility Corridor	Complete	1,032,657
	Education Overhead Fire Doors Replacement	Pending	80,000
A12820	Veterinary Science Fume Hood Upgrades	Scoping Study	500,000
A11540	Nelson Fieldhouse Mezzanine	Complete	596,132
A07953	Spectrum Floor/Carpet Replacement	Complete	186,303
A08001	Inside Wiring Phase II	Construction	471,403
A08070	Carousel Square Remodel	Design/Equipment Installation	2,000,000
A08071	CEP 2nd/3rd Chiller Project	Substantial Completion	1,000,000
A12819	Museum Chiller Connection/Air Handler	Substantial Completion	400,000

A13269	Campus Electrical Upgrade	Construction	350,000
A13138	Education Building Chiller Replacement	Construction	159,111
A13270	Classroom Upgrades	Equipment Purchase	150,000
A13139	SER Chiller/Steam/Condensate Replacement	Design	475,000
A12895	Facilities Building Renovation and Addition	Feasibility Study	500,000
A13271	New Fire Connections	Construction	30,000
A13272	Business Building Electrical Upgrade	Construction	75,000
A13273	Replace High Voltage Switches/Phase I	Construction	150,000
A13274	Recommission Old Main	Pending	150,000
A13275	Replace NFS Freezer	Pending	150,000
A13277	CEP By-Pass Stack	Pending	400,000
A13278	Concrete Replacements	Substantial Completion	51,108
A13216	Agricultural Buildings Relocation	Pre-design	5,000,000 *
A08060	Children's House	Pre-design	400,000
PAVING (STATEWIDE)			
A08076	North Campus (Originally A-2 Parking Lot Overlay)	Complete	73,559
A08076	900 East Rebuild	Pending	64,600
A08076	Northeast Staff Parking Lot Expansion	Design	220,000
A08076	East Campus Drive Center Shuttle Lot	Pending	90,000
A08076	Miscellaneous Paving	Pending	2,621
ROOFING (STATEWIDE)			
A08028	Miscellaneous Roofing	Pending	43,539
ENERGY & WATER CONSERVATION (STATEWIDE)			
A11547	Insulate Condensate Lines	Partial Completion/In-house Installation	<u>208,230</u>
TOTAL (53)			<u><u>\$43,461,674</u></u>

* Project management delegated to USU.



Jon M. Huntsman, Jr.
Governor

Utah State Building Board

4110 State Office Building
Salt Lake City, Utah 84114
Phone (801) 538-3018
Fax (801) 538-3267

MEMORANDUM

To: Utah State Building Board
From: F. Keith Stepan
Date: January 30, 2006
Subject: **Administrative Reports for DFCM**

The following is a summary of the administrative reports for DFCM.

Lease Report (Pages 1 - 2)

New Leases

Item 1, DEQ Division of Air Quality Air Monitoring Station

Relocated from SLC Airport to a new location with a SLC private contractor, who continues to charge no cost for the monitoring station.

Item 3, Public Safety Highway Patrol

New location in Price to accommodate program growth at market rate

Amendments/Renewals

Item 4, Payson Health Care Financing Office

Renewal at market with additional space for program growth

Architect/Engineering Agreements Awarded, 30 Agreements Issued (Pages 3 - 4)

Item 5, SUU Teacher Education Building

Direct Award to CRSA based on their previous selection on the Old Main project, as both of these buildings will house functions of the University's Teacher Education program assisting with the coordination of these two projects and one function.

Construction Contracts Awarded, 35 Contracts Issued (Pages 5 - 7)

Item 2, 3, and 4, State Office Building, Governor's Mansion and DNR Admin. Bldg. Elevator Upgrades

Director Stepan approved these to be selected on an invitational bid process, to elevator specialty firms.

Item 5, Dixie New Health Sciences Building

This is a CM/GC agreement, with the initial agreement only including preconstruction services. The balance of the construction costs will be added by future change orders.

Item 16, Tax Commission Bldg Hearing Room Upgrade

Additional funds from the Project Reserve Fund were used to award this contract that bid over budget.

Item 17, Rio Grande Depot DDC Control System Improvements

Director Stepan approved this selection as a sole source to Utah Controls, as well as waiving the bond requirements. This was done to match the existing control system in the building as well as the adjacent Archives Building.

Item 21, SLCC RRC Business Building Chiller Replacement

Additional funds from the Project Reserve Fund were used to award this contract that bid over budget.

Report of Contingency Reserve Fund (Page 8)

Increases

University of Utah Health Science Education Building

State's share of decrease change order #69 to contractor, which is mainly the share of unused general contractor contingency in the contract.

The residual balance from the DFCM Administration Budget for Fiscal Year 2005 is also shown this month. This is the Contingency Reserve Fund share of the balance based on the pro-rata funding share of that overall budget.

Decreases, Remodeling

Snow Heating Plant Upgrade

Transfer covers change order #1 for unknown conditions and omissions, with the majority of the cost due to the boilers being delayed in the manufacturing and shipping process. The boilers were also taller than designed which required modifications to the piping system. A temporary boiler had to be installed to provide steam for the campus because of the delay. Also, work was done to handle an additional boiler at a later date.

West Valley Courts Building Remodel

Transfer covers change order #1 for unknown conditions such as; electrical conduit buried in the walls wasn't visible until demolition and turned out to be incompatible with DFCM standards, several plumbing issues and HVAC issues, unable to re-use toilet partitions, change order #2 for various unknown conditions for electrical changes, replacement of the original water heater and all circulation pumps and piping, scope changes for updating the restrooms to match the remodeled space not in the original plans, and new door hardware in the basement. Also covered is design modification #2 for additional services.

CUCF Mega Building Shower Repairs

This transfer along with previously reported transfers, are to repair and fix some prior work on the showers, the original contractor is also participating with the costs.

Snow Humanities Building Addition

Transfer covers change order #2 for unknown conditions; addition of two more pipes from the

existing piping to the new ventilation unit, cost for temperature control valves and sequencing of the control process, remove a waterproof membrane on the existing exterior wall, unknown buried electrical lines which had to be cut and removed for the excavation.

Report of Project Reserve Fund Activity (Page 9)

Increases

These items reflect savings on projects that were transferred to Project Reserve per statute. The residual balance from the DFCM Administration Budget for Fiscal Year 2005 is also shown this month. This is the Project Reserve share of the balance based on the pro-rata funding share of that overall budget.

Decreases

Items #1, 3, 4, and 5 are transfers to cover the actual construction costs of these projects which bid over the available construction budgets. The transfer to the Ogden/Weber ATC BDO Building Build-out phase II project covers DFCM's share of the change order which completes the original scope of the project.

Statewide Planning Fund (Page 10)

No significant Items

Emergency Fund Report (Page 11)

Increases

This project came in under original allotment of emergency funds

Decreases

\$55,000 for University of Utah Chemistry complex emergency generator replacement which is 35 years old

\$20,000 for University of Utah Chemistry building fume hood replacement, which is 35 years old and has developed a hole in the fume evacuation system which is a dangerous situation for occupants.

\$20,000 for Children's Special Health Care Needs Clinic emergency heating water modifications

\$12,000 for Weber Valley Youth Detention Center emergency repairs to broken sewer main.

FKS:DDW:sl

Attachment



Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 11/3/2005 to 1/12/2006

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

LEASE

1.	Environmental Quality Air Quality Salt Lake City	N/A	Air Monitor Station	5 Yrs.	576	576	\$ 0.00	\$ 0.00	New location to replace the Airport monitoring station.
2.	Human Services Juvenile Justice Services Tooele	Full	Office	3 Yrs. 4 Mos.		226		\$16.88	Sublease between Child and Family Services and Juvenile Justice Services.
3.	Public Safety Highway Patrol, Price	Full	Office	5 Yrs.	2,057	4,495	\$ 9.05	\$16.97	New location – additional space for program growth at market.

AMENDMENTS

1.	Administrative Services ITS, Little Mountain – Ogden	Net	Transmit Station	5 Yrs.	52,272	52,272	\$ 0.02	\$ 0.02	Renewal, no change.
2.	Administrative Services Archives, West Valley	Net	Storage Other	5 Yrs.	43,200	43,200	\$ 4.41	\$ 5.51	Renewal at market.
3.	Environmental Quality Air Quality West Valley	Partial	Office Other	7 Yrs.	13,500	13,500	\$ 6.30	\$ 6.30	Renewal, no change.



Division of Facilities Construction and Management
4110 State Office Building, Salt Lake City, UT 84114
Telephone (801) 538-3018 FAX (801) 538-3267

LEASE REPORT

From 11/3/2005 to 1/12/2006

No	Agency/Location	Services	Space Type	Lease Term	Square Feet		Cost/Sq. Ft.		Comment
					Old	New	Old	New	

4.	Health, Health Care Financing, Payson	Full	Office	5 Yrs.	528	938	\$15.50	\$17.00	Renewal at market – additional space for program growth.
5.	Human Services, Child and Family Services Price	Full	Office	5 Yrs.	15,023	15,784	\$17.66	\$17.66	Renewal, additional space for program growth, no change in rate.
6.	Human Services, Child and Family Services St. George	Full	Office	5 Yrs.	9,481	9,481	\$15.15	\$18.79	Renewal at market.
7.	Human Services, Recovery Services St. George	Full	Office	5 Yrs.	12,696	12,696	\$18.79	\$18.79	Renewal, no change.
8.	Natural Resources Wildlife Resources Provo	Full	Office Other	1 Yr.	178	178	\$11.00	\$11.00	Renewal, no change.
9.	Workforce Services Administrative Services Beaver	Full	Office	1 Yr.	1,960	1,960	\$13.95	\$14.64	Renewal at market.
10.	Workforce Services Murray	Full	Office	2 Yrs. 8 Mos.	24,196	24,196	\$20.17	\$21.15	Renewal at market.



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 11/18/2005 To 1/12/2006

Design

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 WILDLIFE	DWR MIDWAY FISH HATCHERY RESTORATION - DESIGN	MWH AMERICAS INC	DESIGN	\$658,204.00	\$649,584.00
2 DRAPR FAC	DRP PR OQUIRRH/UINTA CNTL RM UPGR DESIGN	AJC ARCHITECTS	DESIGN	\$29,054.00	\$10,350.00
3 NG	HILL AEROSPACE MUSEUM F-4 PEDESTAL DESIGN	BOWEN COLLINS & ASSOCIATES INC.	DESIGN	\$25,500.00	\$25,500.00
4 FAIR	FAIRPARK ADA RESTROOM UPGRADES	AXIS ARCHITECTS	DESIGN	\$11,605.00	\$12,881.00
5 SUU	SUU TEACHER EDUCATION BLDG - DESIGN	COOPER ROBERTS SIMONSEN ARCHITECTS	DESIGN	\$647,000.00	\$646,900.00
6 WSU	WSU STORES/RECEIVING BLD REMODEL DESIGN	HART FISHER SMITH & ASSOCIATES	DESIGN	\$40,396.00	\$42,925.00
7 NG	LEHI ARMORY HVAC AND ELECTRICAL UPGRADES	WHW ENGINEERING INC	DESIGN	\$8,775.00	\$8,775.00
10 NAVAJO	NEW MONUMENT VALLEY HEALTH CLINIC DESIGN	EATON ARCHITECTURE LLC	DESIGN	\$355,000.00	\$355,153.00
11 WSU	WSU LIND LECTURE HALL REMODEL DESIGN	MHTN ARCHITECTS INC	DESIGN	\$60,000.00	\$46,850.00

Programming/Master Planning

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
12 UU	U OF U HEALTH CARE WEST PAVILION PROGRAMMING	ARCHITECTURAL NEXUS	PROGRAMMI NG	\$1,000,000.00	\$1,000,000.00

Miscellaneous Services

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
13 UU	U OF U NEW NATURAL HISTORY MUSEUM - GEOTECHNICAL	PROFESSIONAL SERVICE INDUSTRIE	GEOTECHNI CAL	\$20,000.00	\$19,850.00
14 CEU	CEU SAN JUAN LIBRARY & HEALTH SCIENCES	PROFESSIONAL SERVICE INDUSTRIE	INSP OBSERV SER	\$43,000.00	\$39,190.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Professional Contracts Awarded From 11/18/2005 To 1/12/2006

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
15 REGION 2	UDOT GREAT SALT LAKE OBSERVATION TOWER/DECK	MCNEIL ENGINEERING INC	SITE SURVEY	\$8,500.00	\$8,800.00
16 NAVAJO	NAVAJO VALLEY VENDOR VILLAGE INSPECTIONS	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$40,000.00	\$37,644.32
17 SNOW	SNOW COLLEGE HEAT PLANT BOILER UPGRADE	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$18,360.00	\$8,309.34
18 SUU	SUU TEACHER EDUCATION BUILDING	SENERGY BCS INC	COMMISSIO NING	\$153,000.00	\$31,400.00
19 DIXIE	DIXIE NEW HEALTH SCIENCES BLDG - COMMISSIONING	TOTAL BUILDING COMMISSIONING INC	COMMISSIO NING	\$270,000.00	\$130,980.00
20 NG	UNG CAMP WILLIAMS NEW TASS BARRACKS BLDG	WELSH COMMISSIONING GROUP INC	COMMISSIO NING	\$90,000.00	\$89,700.00
21 WILDLIFE	NEW DWR WHITE ROCKS FISH HATCHERY	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$22,000.00	\$20,590.00
22 UU	U OF U HEALTH CARE WEST PAVILION SURVEYING	FLINT LAND SURVEYING & CONSULTING	SITE SURVEY	\$10,000.00	\$9,400.00
23 UU	U OF U HEALTH CARE WEST PAVILION GEOTECHNICAL STUDY	GORDON SPILKER HUBER GEOTECH CONS INC	GEOTECHNI CAL	\$15,000.00	\$14,200.00
24 WSU	WSU STADIUM PIPING REPLACE/PLUMBING STUDY	WHW ENGINEERING INC	STUDY	\$30,000.00	\$6,000.00
25 WSU	WSU TRAINING LEARNING CENTER BLDG MECHANICAL STUDY	WHW ENGINEERING INC	STUDY	\$10,500.00	\$7,000.00
26 SUU	SUU CAMPUS UTILITY TUNNEL EXT. INSPECTION	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$16,427.00	\$12,000.00
27 CUCF BLDG	CUCF NEW 2888 BED FACILITY INSPECTIONS	CHRISTENSEN BROTHERS AND ASSOCIATES	INSP OBSERV SER	\$150,404.00	\$95,849.20
28 CAP PRESV	CPB UTAH STATE CAPITOL ROTUNDA NICHE SCULPTURES	DAUB FIRMIN HENDRICKSON SCULPTURE GROUP	UNCLASS CONSULT	\$400,000.00	\$404,000.00
29 DIXIE	DIXIE NEW HEALTH SCIENCES BLDG VALUE ENGINEERING	EFT ARCHITECTS INC	VALUE ENG	\$30,000.00	\$29,444.00
30 WILDLIFE	DWR MIDWAY FISH HATCHERY GEOTECHNICAL SERVICES	TERRACON INC	GEOTECHNI CAL	\$7,500.00	\$7,400.00

End of Report



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From **11/18/2005** To **1/12/2006**

Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
1 SLCC	SLCC REDWOOD ROAD CAMPUS SIGNAGE	YOUNG ELECTRIC SIGN COMPANY	Const Site Imp	\$166,900.00	\$119,040.00
2 CAP PRESV	SOB - ELEVATOR UPGRADE	THYSSENKRUPP ELEVATOR CORPORATION	Const Remodel	\$327,160.00	\$327,290.00
3 DFCM	GOVERNORS MANSION ELEVATOR UPGRADES	THYSSENKRUPP ELEVATOR CORPORATION	Const Remodel	\$93,369.00	\$54,000.00
4 DNR-OTHER	DNR ADMIN BLDG ELEVATOR UPGRADES	THYSSENKRUPP ELEVATOR CORPORATION	Const Remodel	\$201,960.00	\$198,874.00
5 DIXIE	DIXIE NEW HEALTH SCIENCES BLDG - CM/GC	OKLAND CONSTRUCTION COMPANY, INC.	Const New Space	\$12,291,240.00	\$35,000.00
6 PARKS	WASATCH MTN STATE PARK VARIOUS IMPROVEMENTS	MCCULLOUGH ENGINEERING AND CONTRACTING	Const Remodel	\$237,500.00	\$233,600.00
7 DFCM	UDOT REPLACEMENT OF POWERWARE 100KVA UPS	GRUBER POWER SERVICES	Const Remodel	\$49,000.00	\$48,584.00
8 DFCM	BCI REMODEL RECEPTION AREA	CHAVEZ LLC	Const Remodel	\$11,000.00	\$11,774.00
9 DCFS	DHS RICHFIELD FAMILY SUPPORT CENTER REMODEL	MCCULLOUGH ENGINEERING AND CONTRACTING	Const Remodel	\$208,657.00	\$208,800.00
10 WILDLIFE	DWR NORTHERN REGIONAL COMPLEX IMPROVEMENT	UTAH CORRECTIONAL INDUSTRIES	Const Remodel	\$112,752.00	\$109,000.00
11 DISTRICT	PROVO COURT HVAC/CONTROLS UPGRADE	MECHANICAL SERVICE & SYSTEMS I	Const Remodel	\$175,774.00	\$149,669.00
12 UVSC	UVSC LARGE IRRIGATION POND REHABILITATION	WADE PAYNE CONSTRUCTION INC	Const Site Imp	\$663,900.00	\$663,900.00
13 WSU	WSU MILLER ADMIN. BLDG. STAIRWAY REPAIR	D&D RECONSTRUCTION	Const Remodel	\$26,745.00	\$10,892.50
14 DATC	DAVIS ATC CAMPUS FIRE ALARM UPGRADE	FUTURE TECH INC	Const Remodel	\$268,020.00	\$99,931.00



Division of Facilities Construction and Management

4110 State Office Building Salt Lake City, UT 84114

Construction Contracts Awarded From 11/18/2005 To 1/12/2006

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
15 CORR-OTHR	FREMONT & ORANGE ST CCC RESTROOMS REMODEL	KELLER CONSTRUCTION INC	Const Remodel	\$270,000.00	\$262,226.00
16 DFCM	UTAH STATE TAX COMMISSION HEARING ROOM UPGRADE	CHAD HUSBAND CONSTRUCTION INC	Const Remodel	\$71,643.00	\$92,332.00
17 DCED	STATE HISTORY RIO GRANDE DEPOT CONTROLS UPGRADE	UTAH CONTROLS INC	Const Remodel	\$95,000.00	\$95,333.00
18 DNR-OTHER	DNR ADMINISTRATIVE OFFICE REMODEL	CHAD HUSBAND CONSTRUCTION INC	Const Remodel	\$200,000.00	\$176,770.00
19 DIXIE	DSC CENTRAL BOILER/CHILLER PLANT WINDOW REPLACEMNT	JONES PAINT & GLASS ST GEORGE	Const Remodel	\$42,000.00	\$41,980.00
20 PARKS	GSL INSTALL NEW SEWER LINES	HILLS CONSTRUCTION, INC.	Const Remodel	\$9,500.00	\$9,300.00
21 SLCC	SLCC RRC BUSINESS BLDG CHILLER REPLACEMENT	A H PALMER & SONS	Const Remodel	\$405,038.00	\$474,800.00

Miscellaneous Construction

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
22 NG	RICHFIELD NATL GUARD ARMORY PARKING IMPROVEMENTS	HALES SAND & GRAVEL INC	Paving	\$63,113.00	\$52,211.00
23 NG	BEAVER NATL GUARD ARMORY PAVING IMPROVEMENTS	HALES SAND & GRAVEL INC	Paving	\$58,905.00	\$59,551.50
24 NG	LOGAN NATL GUARD ARMORY ROOFING IMPROVEMENTS	REDD ROOFING & CONSTRUCTION CO	Roofing	\$199,163.00	\$199,163.00
25 JV COURT	PROVO JUVENILE COURT ROOFING IMPROVEMENTS	CONWEST INC	Roofing	\$292,000.00	\$291,926.00
26 PARKS	DEAD HORSE POINT SP ENTRANCE STATION PAVING	GEORGE W JOHANSEN CONSTRUCTION	Paving	\$138,400.00	\$139,280.00
27 DFCM	REPLACE HEATING SUPPLY AND RETURN LINE	ROCKY MOUNTAIN MECHANICAL&ELEC	Mechanical	\$30,000.00	\$30,030.00
28 USU	USU MERRILL LIBRARY ASBESTOS ABATEMENT FOR DEMO	FRESH AIR ENVIRONMENTAL SOLUTN	Haz Mat Const	\$130,000.00	\$128,700.00



Division of Facilities Construction and Management

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Construction Contracts Awarded From 11/18/2005 To 1/12/2006

<u>Agency</u>	<u>Contract Name</u>	<u>Firm</u>	<u>Type</u>	<u>Budget</u>	<u>Contract Amt</u>
29 DEVEL CTR	USDC OLD SCHOOL BLDG ASBESTOS ABATEMENT FOR DEMO	ROCMONT INDUSTRIAL CORP	Haz Mat Const	\$172,000.00	\$172,000.00
30 USU	U OF U MARRIOTT LIBRARY ASBESTOS ABATEMENT	ROWLAND CONSULTING INC	Haz Mat Const	\$13,000.00	\$12,754.56
31 WSU	WSU SHEPARD UNION BLDG HAZ MAT SURVEY FOR RENO	R&R ENVIRONMENTAL	Haz Mat Const	\$20,000.00	\$19,471.52
32 STORES	ABC #22 NEW HVAC ROOFTOP UNIT	KOH MECHANICAL CONTRACTORS INC	Mechanical	\$25,770.00	\$18,891.00
33 DFCM	BRIGHAM CITY REG CTR CONCRETE IMPROVEMENTS	DRD PAVING LLC	Paving	\$236,600.00	\$223,734.83
34 UU	MARRIOT LIBRARY ASBESTOS ABATEMENT PHASE IV	ROCMONT INDUSTRIAL CORP	Haz Mat Const	\$42,000.00	\$41,127.00
35 STORES	ABC #24 HAZ MAT SURVEY FOR DEMOLITION	ROWLAND CONSULTING INC	Haz Mat Const	\$7,500.00	\$7,500.00

End of Report

DFCM

Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
Telephone (801) 538-3018 Fax (801) 538-3267

REPORT OF CONTINGENCY RESERVE FUND

Feb-06

	PROJECT TITLE	GENERAL STATE FUNDS CURRENT TRANSFERS	TRANSPORTATION FUNDS CURRENT TRANSFERS	TOTAL TRANSFERS FROM CONTINGENCY	% TO CONSTR. BUDGET	PROJECT STATUS	% Complete
	FY06 BEGINNING BALANCE	9,538,537.40	71,644.54				
	INCREASES TO CONTINGENCY RESERVE FUND						
02042	U OF U Health Science Education Building						
00000	DFCM DFCM FY05 Admin Budget Per SB #1 Item #48	262,478.92	-	95,537.74	0.28%	Construction	90%
00000	U OF U Settlement on Housing Contract	32,212.17	-	495,187.83	93.89%	Administration	NA
		2.00	-	1,479,794.06	N/A	Complete	100%
	DECREASES TO CONTINGENCY RESERVE FUND						
	NEW CONSTRUCTION						
02029	USU New Merrill Library	(14,690.84)	-	302,628.84	0.89%	Construction	98%
	REMODELING						
04171	SNOW Heat Plant Boiler Upgrade Design	(185,537.00)	-	185,537.00	14.71%	Construction	54%
05009	Courts W. Valley Courts Bldg. Purchase/Remodel	(106,449.05)	-	132,023.80	13.03%	Construction	97%
01254	Corrections CUCF Mega Bldg Shower Repairs	(24,103.00)	-	162,230.81	33.43%	Construction	100%
05007	SNOW Humanities Bldg Addition & Modification	(17,596.93)	-	40,291.93	12.21%	Construction	100%
05075	Corrections Nuccc HVAC Repairs/Replacement	(11,100.00)	-	11,100.00	3.99%	Construction	53%
04202	DFCM Provo Regional Ctr Fire Alarm Upgrade	(10,768.65)	-	19,588.65	5.72%	Construction	40%
04245	SUU Utility Tunnel Extension	(8,232.81)	-	72,669.81	5.73%	Construction	92%
05072	WSU Dee Event Center Replace North Stairway	(7,339.61)	-	10,925.16	3.78%	Construction	87%
05060	Health Cannon Health Bd Elevator Modernization	(6,394.50)	-	6,394.50	1.57%	Construction	69%
04133	WSU Bldgs #3 & 4 Steam/Condensate Line Replacement	(6,204.00)	-	21,390.26	2.36%	Construction	90%
05183	OWATC BDO Buildout Phase III	(5,240.31)	-	20,695.31	5.99%	Construction	65%
05033	DFCM DEQ Bldg #1 Mech Cntrls/Ducting Upgrade	(3,307.00)	-	4,572.00	1.68%	Construction	88%
04190	SLCC Redwood Campus Tunnel Light/Emergency Generator	(2,749.00)	-	2,749.00	0.80%	Construction	59%
03071	DWS Metro Backup Generator Install	(2,147.03)	-	12,440.82	16.60%	Complete	100%
05010	WSU Bld #2 & #4 Utility Tunnel Lid Replac	(1,151.08)	-	4,051.08	1.28%	Complete	100%
	TOTAL	9,420,219.68	71,644.54				



Division of Construction and Management
4110 State Office Building Salt Lake City, UT 84144
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REPORT OF PROJECT RESERVE FUNDS ACTIVITY

Feb-06

% of
Constr.

PROJECT TITLE	STATE FUNDS	DOT FUNDS	DESCRIPTION	Budget
<u>BEGINNING BALANCE</u>	<u>4,158,879</u>	<u>68,371</u>		
<u>INCREASES TO PROJECT RESERVE FUND:</u>				
DFCM FY05 Admin Budget Residual	128,848.83			
BATC Campus Security System	111,065.26		Balance of Construction, Inspection & Insurance	43.90%
ABC Park City Store #38 HVAC	83,761.26		Balance of Construction, Inspection & Insurance	76.99%
SLCC RRC Tunnel Light/Emerg Generator	61,454.08		Balance of Construction Budget	17.89%
JJS Decker Lake Fac Shower Vent Upgrade	34,470.00		Balance of Various Project Budgets	83.48%
WSU Science Lab Structural Repairs	22,658.10		Adjustment To Contract Award	8.94%
WSU Bldg #2 & #4 Tunnel Lid Repairs	17,540.73		Adjustment To Contract Award	5.26%
New Archives Building	9,185.15		Balance of Insurance & Commissioning Budgets	0.08%
Heber Wells Bldg Replace VAV Controllers	5,747.00		Balance of Construction, Inspection & Insurance	11.31%
SLCC SCC Metasys Controls	3,991.89		Balance of Testing & Insurance Budgets	2.31%
UVSC Science Bldg Skylights Replacement	2,655.00		Balance of Inspection & Insurance Budgets	3.38%
Tree Of Utah Fencing	2,500.00		To Close Project	100.00%
COURTS Ogden Shell Build Out	837.40		Balance of Inspection Budget	0.17%
Ogden Regional Booster/Sanitary Ejector Pumps	601.00		Balance of Inspection & Insurance Budgets	1.15%
SLCC SCC Main Bldg Fire System	427.50		Balance of Design & Insurance Budgets	0.41%
JJS Decker Lake Fac Sidewalk Repairs	110.00		Balance of Inspection & Insurance Budgets	1.22%
<u>DECREASES TO PROJECT RESERVE FUND:</u>				
SLCC RRC Business Sldg Chiller Replacement	(69,762.00)		To Award Construction Contract	17.22%
OWATC BDO Bldg Buildout Phase III	(63,400.00)		Change Order To Complete Original Scope	18.36%
UVSC Irrigation Pond Concrete Liner	(32,810.00)		To Award Construction Contract	5.20%
TAX Upgrade Hearing Room	(20,689.00)		To Award Construction Contract	28.88%
UNG Lehi Armory Restroom Remodel	(20,333.00)		To Award Construction Contract	23.59%
<u>Ending Balance</u>	<u>4,437,738</u>	<u>68,371</u>		

DFCM

Division of Construction and Management
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STATEWIDE PLANNING FUND

\$350,000

		Feb-06	
INSTITUTION/ AGENCY	PROJECT NUMBER	PROJECT TITLE	AMOUNT
Snow College	02273700	Master Plan	25,000
Snow College	05004700	Snow Badger Stadium Renovation	42,397
PLANNING FUND UNENCUMBERED BALANCE			\$282,603

DFCM

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EMERGENCY FUND REPORT

Feb-06

BEGINNING BALANCE:

\$544,360

INCREASES TO EMERGENCY FUND:

Returned From Wasatch Mtn Clubhouse Electrical Repairs

13,352.63

DECREASES TO EMERGENCY FUND:

Univ of Utah Chemistry complex emergency generator replacement

(55,000.00)

Children W/Special Healthcare Needs Heating Water Modifications

(20,000.00)

UU Chemistry Bldg Fume Hood Replacement

(20,000.00)

Weber Valley Youth Detention Center main sewer line emergency repairs

(12,000.00)

ENDING BALANCE OF EMERGENCY FUND

\$450,712